

## Sales - House - Estepona

### 1.600.000€



**Ref.-ID: R5450479**

**Estepona**

**House**



**3**



**4.5**



**328 m2**



**1233 m2**

Spectacular Villa with Large Private Plot and Swimming Pool in Estepona (Buenas Noches) Located in the exclusive and quiet residential area of Buenas Noches (La Galera area, Estepona), this magnificent detached villa of contemporary architecture sits on a generous private plot of 1,233 sqm. Designed to offer maximum comfort, privacy, and natural light, the property features 327.96 sqm built distributed over three levels. Property Layout: Main Floor: Elegant entrance hall with a covered porch leading to a spacious and bright living room, a sitting area, a guest toilet, and a large kitchen-dining room. Both spaces connect directly to the private garden and the 15 sqm covered terrace, ideal for enjoying the Mediterranean climate in front of the pool. The sleeping area houses 2 main double bedrooms, both with private en-suite bathrooms. Upper Floor: Exclusive double-height office open to the living area, perfect as a workspace or reading room, with direct access to a large 38 sqm open terrace/solarium with unobstructed views. Basement Level (172 sqm): Spacious underground garage with capacity for 2 vehicles, wine cellar area, technical utility rooms, 2 shower rooms, and 2 multi-purpose rooms for laundry and ironing connected to a charming English courtyard. Outdoors: Established private garden and a 32 sqm swimming pool for exclusive use located in front of the main facade. Pedestrian and vehicle access from two independent streets.

- Setting**
- ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Urbanisation

- Features**
- ✓ Covered Terrace
  - ✓ Private Terrace
  - ✓ Solarium
  - ✓ Satellite TV
  - ✓ WiFi
  - ✓ Utility Room
  - ✓ Ensuite Bathroom
  - ✓ Double Glazing
  - ✓ Basement
  - ✓ Fiber Optic

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Orientation**
- ✓ South East
  - ✓ South

- Furniture**
- ✓ Fully Furnished

- Category**
- ✓ Investment
  - ✓ Contemporary

- Condition**
- ✓ Good

- Kitchen**
- ✓ Fully Fitted

- Pool**
- ✓ Private

- Garden**
- ✓ Private

- Climate Control**
- ✓ Air Conditioning
  - ✓ Central Heating

- Security**
- ✓ Gated Complex

- Views**
- ✓ Sea
  - ✓ Panoramic
  - ✓ Garden
  - ✓ Pool

- Parking**
- ✓ Underground
  - ✓ Garage
  - ✓ More Than One
  - ✓ Private