## Sales - House - Estepona

# 3.950.000€











**Ref.-ID: R5492191**

**Estepona**

**House**

**IBI: 3,992 EUR / year**

**Rubbish: 18 EUR / year**

**4**

**4.5**

**1005 m2**

**1592 m2**

Set within the peaceful residential enclave of Nueva Atalaya, Benahavís, this impressive detached villa offers generous living spaces, outstanding leisure facilities, and breathtaking panoramic views of the Mediterranean Sea, the surrounding golf course, and the iconic La Concha mountain. Combining privacy, comfort, and an exceptional location, the property provides an outstanding lifestyle just minutes from golf courses, international schools, beaches, and the amenities of Marbella, San Pedro de Alcántara, and Benahavís. Designed across three spacious levels, the villa combines timeless architecture with a practical layout tailored to modern family living. The main floor welcomes you with an elegant entrance hall leading into bright reception areas, including a spacious living and dining room, a separate sitting room, and a fully equipped kitchen with adjoining storage. This level also features a guest bedroom and bathroom, making it ideal for visitors or multigenerational living. Large covered terraces and a charming outdoor dining pavilion extend naturally into the landscaped gardens, creating inviting spaces for year-round entertaining while enjoying the spectacular views. The upper floor is dedicated to the private sleeping quarters. The impressive principal suite features a spacious dressing room, an elegant en-suite bathroom, and access to private terraces overlooking the sea, golf course, and La Concha. Two additional bedroom suites, each with their own dressing room and en-suite bathroom, provide exceptional comfort and privacy for family members or guests. The extensive lower level has been designed as a complete wellness and entertainment area. It includes a private gym, sauna, Turkish bath, games room, wine cellar, laundry room, generous storage areas, technical rooms, staff accommodation, and a spacious private garage, creating a highly functional space dedicated to relaxation, leisure, and everyday convenience. Outside, beautifully maintained gardens surround a private swimming pool, complemented by several covered terraces and outdoor living areas that embrace the Mediterranean lifestyle while ensuring complete privacy. The villa also benefits from 9 kW solar panels and an energy-efficient air-to-water heating system, combining modern comfort with improved sustainability and reduced energy consumption. Ideally positioned in one of Benahavís' most established residential areas, the property enjoys excellent connections to Marbella, Puerto Banús, San Pedro de Alcántara, renowned golf courses, international schools, and the beaches of the Costa del Sol, while offering the tranquillity of an exclusive residential setting. Combining generous proportions, spectacular panoramic views, outstanding wellness facilities, and energy-efficient features, this exceptional villa represents a rare opportunity to acquire a distinguished family residence in one of the Costa del Sol's most desirable locations.

**Setting**
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ Fireplace

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Games Room
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Staff Accommodation
- ✔ Basement
- ✔ Fiber Optic

**Kitchen**
- ✔ Partially Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Entry Phone

**Parking**
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone
- ✔ Solar water heating

**Category**
- ✔ Luxury