EK
ARBAT ESTATES

**Sales - House - Estepona**

**2.995.000€**

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**Ref.-ID: R4675324**

**Estepona**

**House**

**Community: 72 EUR / year**

**IBI: 1,780 EUR / year**

**6** **6.5** **341 m2** **3000 m2**

Massive price drop of 500.000□! Don't miss this opportunity to own a truly unique hilltop estate in Estepona on the Costa del Sol! Amazing and unique hilltop estate only 3 minutes drive from the beach! Are you dreaming of living in a secluded private villa with breathtaking panoramic views, yet only minutes away from the coast and amenities? Look no further than this magnificent villa in Estepona, offering precisely that and boasting a unique position and features. Perched atop a small hill with no neighbors in sight and completely fenced in, this modern two-story villa features an enchanting garden adorned with a beautiful swimming pool, multiple terraces, and gardens perfect for embracing the Mediterranean lifestyle. And let's not forget the captivating views of the sea, countryside, and mountains beyond – truly a sight to behold! As you approach from the Laguna beach area, a short drive leads you up a hill where you'll find the villa nestled behind a secure gate and a long driveway. Park your vehicle either in the garage or on the spacious outdoor paved grounds. The entrance to the main living area awaits on the top floor, offering a generously sized and luminous living room, a study, a modern kitchen with a central island, a guest toilet, and two bedroom suites, each with its own en-suite bathroom. Descending to the lower floor, you'll find four additional bedrooms, all with en-suite bathrooms and direct access to the garden and swimming pool. Adjacent to the pool, there's a covered terrace complete with a pool bar, perfect for outdoor entertaining and relaxation. Features of the villa include: Recently installed A/C and underfloor heating Upgraded electicals and lightning New plumbing and heating system Heaters on main terrace Heated swimming pool and secluded plant room within the grounds Pool bar which is alo wired for TV/internet Electric entrance gates providing total privacy Alarm and CCTV system to all areas Garden Audio Speakers Large Buddha water feature & jets Irrigation system throughout Large water holding tank Low voltage garden lightning to all areas

**Setting**
- ✔ Country
- ✔ Close To Sea
- ✔ Close To Town

**Orientation**
- ✔ East Facing
- ✔ South East Orientation
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Private Pool
- ✔ Heated Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ U/F Heating

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Barbeque

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden
- ✔ Landscaped Garden

**Security**
- ✔ Alarm System

**Parking**
- ✔ Garage
- ✔ Open Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Category**
- ✔ Luxury
- ✔ Resale