

Sales - House - Estepona
2.100.000€

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Ref.-ID: R5140921

Estepona

House

Community: 360 EUR / year

IBI: 1,505 EUR / year

Rubbish: 300 EUR / year



5



5



696 m2



1160 m2

Spacious Villa with Panoramic Sea Views | Seghers, Estepona Set in the exclusive residential area of Seghers, one of Estepona’s most coveted addresses, this impressive family villa enjoys a privileged position just a short stroll from Playa del Cristo, Estepona Marina and the vibrant town centre. The location combines peace and privacy with the convenience of having beaches, restaurants and amenities close at hand. The villa is set on a generous 1,200 m² plot and offers five bedrooms, five bathrooms and expansive living spaces designed for comfort and entertaining. Panoramic views stretch across the Mediterranean Sea towards Gibraltar and the African coastline, creating a truly spectacular backdrop. A welcoming entrance hall leads into a bright open plan sunken lounge and dining area. From here, an additional lounge and dining space has been enclosed with glass curtains to create a stunning all-season room with uninterrupted sea views. A private TV lounge and a fully fitted kitchen complete the main level alongside a guest bedroom. Upstairs, four further bedrooms open onto two private terraces where the breathtaking coastal views are on full display. The lower level is dedicated to leisure and wellbeing, featuring a fully equipped gym, Jacuzzi, sauna and games room. Storage areas and a workshop offer scope for additional accommodation, while direct access leads to a large double garage. A private water well adds further practicality. Outside, landscaped gardens surround a generous swimming pool with ample terraces for sunbathing and alfresco dining. A built-in barbecue area makes entertaining family and friends effortless. The property is offered fully furnished and includes hot and cold air conditioning, an alarm system and an open fireplace. With Marbella just 20 minutes away, Gibraltar 30 minutes and Málaga Airport around one hour, this villa enjoys excellent connectivity as well as close proximity to supermarkets, golf courses and international schools. A rare opportunity to secure a substantial villa in Estepona’s prestigious Seghers district, offering exceptional views, superb facilities and outstanding potential.

Setting ✓ Close To Port ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Close To Marina	Orientation ✓ South	Condition ✓ Excellent	Pool ✓ Private	Climate Control ✓ Air Conditioning ✓ Pre Installed A/C ✓ Hot A/C ✓ Cold A/C ✓ Fireplace	Views ✓ Sea ✓ Mountain ✓ Beach ✓ Port ✓ Panoramic ✓ Garden ✓ Pool
Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Gym ✓ Games Room ✓ Guest Apartment ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Marble Flooring ✓ Jacuzzi ✓ Barbeque ✓ Basement ✓ Fiber Optic	Furniture ✓ Optional	Kitchen ✓ Fully Fitted	Garden ✓ Private ✓ Landscaped ✓ Easy Maintenance	Security ✓ Entry Phone ✓ Alarm System	Parking ✓ Underground ✓ Garage ✓ More Than One
Utilities ✓ Electricity ✓ Drinkable Water ✓ Solar water heating	Category ✓ Golf ✓ Holiday Homes ✓ Resale				