



**Sales - House - Estepona**

**795.000€**

[www.arbatestates.com](http://www.arbatestates.com)

+34 606 84 36 45

+34 602 51 80 97

[info@arbatestates.com](mailto:info@arbatestates.com)



**Ref.-ID: R5297026**

**Estepona**

**Community: 2,076 EUR / year   IBI: 997 EUR / year**

**Rubbish: 179 EUR / year**



**4**



**3**



**155 m<sup>2</sup>**



**30 m<sup>2</sup>**

**House**

Exquisitely Reformed Townhouse in Montevideo Hills – Where Contemporary Design Meets Mediterranean Lifestyle Welcome to a truly exceptional home in the prestigious Montevideo Hills community, perfectly positioned on the border of Estepona, Benahavís, and Marbella. This beautifully reimagined four-bedroom, three-bathroom home has undergone a comprehensive, no-expense-spared renovation, creating a turnkey property that blends modern luxury, intelligent design, and effortless indoor-outdoor living. From the moment you enter, the quality of the transformation is evident. The home has been fully rewired to current regulations with a brand-new fuse board, offering complete peace of mind alongside stylish aesthetics. Throughout the property, elegant porcelain flooring flows seamlessly from interior spaces to exterior terraces, creating a harmonious connection between the home and its Mediterranean surroundings. The same premium material has been carried through into the walk-in showers, reinforcing the sense of refined, hotel-inspired design. At the heart of the home lies the stunning open-plan kitchen, a true statement space designed for both everyday living and sophisticated entertaining. Finished with sleek cabinetry and equipped with top-of-the-range Bosch appliances—including oven, microwave, induction hob, and an impressive dual-temperature wine fridge—the kitchen combines functionality with indulgence. The innovative recirculating hob allows the cooking zone to be perfectly positioned on the peninsula, enhancing the social flow between kitchen, dining, and lounge areas. Comfort has been carefully considered in every detail. Underfloor heating warms key areas including the living room, kitchen, dining space, master bedroom, and both main bathrooms, while new energy-efficient ducted hot and cold air conditioning provides year-round climate control. The system is smart-enabled, allowing temperatures to be adjusted remotely from your phone—ideal for preparing the home ahead of arrival or managing energy use with ease. The master suite is a private sanctuary, opening onto a generous upper terrace with captivating views across the golf course to the mountains and glimpses of the Mediterranean Sea. Two further beautifully finished bathrooms serve the additional bedrooms, all designed as full bathrooms rather than guest WCs, reinforcing the home's premium positioning. One of the property's standout features is the 20m<sup>2</sup> lower terrace enclosed with elegant glass curtains. This versatile space can be enjoyed as an open-air terrace during the warmer months or transformed into an additional indoor living area in cooler seasons, effectively extending the usable footprint of the home throughout the year. Practicality matches luxury with exceptional storage and access. The property benefits from a large 20m<sup>2</sup> private storeroom in the garage and two allocated parking spaces directly connected to the home. From your parking area, a private staircase leads straight to the ground floor entrance, offering convenience, privacy, and security rarely found in similar properties. Set beside the renowned El Campanario Golf & Country Club, residents enjoy an enviable lifestyle with world-class facilities on the doorstep, including golf, gym, spa, tennis, and social club. Beaches, international schools, and a wide selection of restaurants and amenities are all just minutes away, while Puerto Banús, Marbella, and Estepona town centre are within easy reach. This is far more than a renovated townhouse—it is a thoughtfully crafted modern home designed for buyers seeking quality, comfort, and lifestyle without compromise. Whether as a full-time residence, luxury holiday home, or high-end investment, this property represents one of the finest opportunities currently available in the area.

**Townhouse, Estepona, Costa del Sol. 4 Bedrooms, 3 Bathrooms, Built 155 m<sup>2</sup>. Setting : Close To Schools, Urbanisation. Orientation : East, South East. Condition : Excellent, Recently Refurbished. Pool : Communal. Climate Control : Air Conditioning, Hot A/C, Cold A/C, Central Heating, U/F Heating, U/F/H Bathrooms. Views : Mountain, Golf, Garden. Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Paddle Tennis, Storage Room, Ensuite Bathroom, Double Glazing, Fiber Optic. Kitchen : Fully Fitted. Garden : Communal, Private. Security : Gated Complex. Parking : Garage, Covered, More Than One, Private. Utilities : Electricity, Drinkable Water. Category : Holiday Homes, Resale, Contemporary.**

**Setting**

- ✓ Close To Schools
- ✓ Urbanisation

**Orientation**

- ✓ East
- ✓ South East

**Condition**

- ✓ Excellent
- ✓ Recently Refurbished

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

**Views**

- ✓ Mountain
- ✓ Golf
- ✓ Garden

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Paddle Tennis
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Fiber Optic

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal
- ✓ Private

**Security**

- ✓ Gated Complex

**Parking**

- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Category**

- ✓ Holiday Homes
- ✓ Resale
- ✓ Contemporary