EK
ARBAT ESTATES

**Sales - House - Estepona**

**1.500.000€**

**www.arbatestates.com**
**+34 606 84 36 45**
**+34 602 51 80 97**
**info@arbatestates.com**







**Ref.-ID: R5368822** **Estepona** **House**

**Community: 504 EUR / year** **IBI: 1,508 EUR / year** **Rubbish: 185 EUR / year** **4** **4** **356 m2**

Nestled in a prestigious area to the west of Estepona, this exceptional luxury villa enjoys a truly peaceful and exclusive setting. Surrounded by one of the Costa del Sol's top golf courses, the property offers a perfect balance of privacy and accessibility. Estepona itself is renowned for its charming old town, beautiful sandy beaches, vibrant marina, and year-round Mediterranean lifestyle. With a wide selection of restaurants, boutique shops, international schools, and easy access to Marbella and Gibraltar, this location continues to be one of the most desirable on the coast for both permanent living and holiday escapes. From the moment you enter through the elegant porch, this villa impresses with its sense of space, light, and thoughtful design. To the left, a large, fully fitted kitchen with a central island offers abundant storage and a practical utility room to the rear. Natural light pours in through the expansive picture window, framing views out to the pool. The open-plan dining area flows seamlessly into an enclosed terrace with glass curtains, creating a versatile all-season living space, perfect for entertaining or relaxing with family. In warmer months, the glass panels fully open, connecting effortlessly with the garden. To the right of the entrance, the spacious living room continues the theme of brightness and comfort.  You can also find the first bedroom with ensuite located on this floor, ideal as a guest suite, home office, or multi-purpose room. A striking central double wrap-around staircase, truly a standout architectural feature, leads to the first floor. The main bedroom includes a walk-in wardrobe, ensuite bathroom, and additional storage space, along with a connected room ideal as a dressing area or private office. Along the corridor, a second double bedroom opens onto a charming Juliet balcony, while a third generously sized double bedroom sits to the rear. A well-maintained family bathroom completes this level. Ascending once more, the top floor reveals a private solarium alongside a versatile additional space—perfect for a gym, office, or creative studio. The exterior of the property is just as impressive. A secure gated entrance leads to private parking, including a separate garage. Steps guide you up to a beautifully maintained garden and expansive patio area centered around a stunning private swimming pool. This outdoor space is designed for both relaxation and entertaining, featuring a sunbathing area, outdoor shower, and even room to add a hot tub for an extra touch of luxury. Wrapping around the side of the house, a spacious landscaped garden connects to a covered terrace, ideal for al fresco dining. Fitted with glass curtains, this area can be enjoyed comfortably throughout the year, blending indoor and outdoor living effortlessly. This is a truly one-of-a-kind property where design, comfort, and location come together seamlessly. A home that must be experienced in person to be fully appreciated.

**Setting**
- ✔ Country
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Golf Views
- ✔ Country Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring

**Garden**
- ✔ Private Garden

**Security**
- ✔ Alarm System

**Parking**
- ✔ Garage
- ✔ Private Parking

**Category**
- ✔ Golf
- ✔ Luxury