EK
ARBAT ESTATES

Sales - House - Estepona

4.500.000€

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







Ref.-ID: R5429527

Estepona

House

IBI: 1,430 EUR / year

Rubbish: 185 EUR / year

5

7

1070 m2

99660 m2

A luxury estate for sale in Legar de Velerín, Estepona, offering five bedrooms,seven bathrooms, panoramic sea views, private organic gardens, and elegant interiors combining timeless architecture with modern comfort. This plot offers a huge scope with the potential to build a luxury private urbanisation of multiple villas considering the size of the plot. A residential developers dream come true. Positioned within the peaceful Velerín area, the property enjoys open views towards Gibraltar, the Mediterranean Sea, Africa,surrounding golf courses, and the Sierra Bermeja mountains, creating a private residential retreat on the New Golden Mile.The villa extends across 1,150 m² and has been designed with a south-facing orientation to maximise natural light and panoramic views throughout the day. Classical architectural influences are balanced with contemporary finishes, combining Italian marble, oak wood detailing, and refined materials to create a sophisticated yet welcoming interior environment.The main living spaces are designed with a fluid layout that connects naturally to the outdoor terraces and gardens. A spacious lounge and dining area open directly onto covered terraces and the pool area, reinforcing the indoor-outdoor lifestyle associated with Mediterranean living.The fully equipped kitchen combines functionality with elegant design, supporting both everyday use and entertaining.Outdoor areas are arranged around a private swimming pool and landscaped gardens, creating multiple spaces for relaxation, dining, and social use throughout the year. One of the defining features of the property is the inclusion of private organic gardens with fruit and vegetable cultivation, offering a rare combination of luxury living and natural lifestyle integration.The villa includes five en-suite bedrooms, each designed to prioritise privacy and comfort.Additional guest toilets and a separate guest apartment provide flexibility for hosting family and visitors while maintaining independence within the property layout. Additional features include a private gym, spacious garage for up to four vehicles, automatic irrigation system, advanced alarm security, double-glazed windows, and eco-conscious climate solutions designed to maintain comfort year-round.Legar de Velerín is a peaceful residential area on the New Golden Mile in Estepona, known for its natural surroundings, open views, and low-density environment. The location offers tranquillity while remaining close to beaches, golf courses, and everyday amenities.Nearby beaches include Playa de Guadalmansa and El Velerín Beach, both appreciated for their quieter atmosphere and relaxed beachfront dining. Restaurants such as Tikitano by Besaya and Restaurante Playa Bella offer Mediterranean cuisine and sea views within a short drive.Golf facilities nearby include La Resina Golf & Country Club, El Paraiso Golf, and Los FlamingosGolf. Additional leisure options include Selwo Aventura and surrounding walking and outdoor areas connected to the Sierra Bermeja landscape. Families benefit from proximity to international schools such as International School Estepona and San José School, both offering bilingual and international education programmes. Connectivity is excellent through the AP-7 motorway and surrounding road network, allowing easy access to Marbella, Puerto Banús, Estepona town centre, Gibraltar, and Málaga Airport.Villa Karolina combines panoramic views, elegant architecture, generous living spaces, and a peaceful residential setting, making it an exceptional property for buyers seeking luxury living on the Costa del Sol.

Setting
- Country
- Close To Sea
- Close To Town
- Close To Forest

Orientation
- South West Orientation

Condition
- Excellent Condition

Pool
- Private Pool
- Heated Pool

Climate Control
- Air Conditioning
- Hot A/C
- Cold A/C
- Central Heating
- Fireplace
- U/F Heating
- U/F/H Bathrooms

Views
- Sea Views
- Mountain Views
- Port Views
- Country Views
- Panoramic Views
- Garden Views
- Pool Views
- Courtyard Views
- Forest Views

Features
- Covered Terrace
- Fitted Wardrobes
- Private Terrace
- Satellite TV
- WiFi
- Gym
- Games Room
- Guest Apartment
- Storage Room
- Utility Room
- Ensuite Bathroom
- Wood Flooring
- Marble Flooring
- Barbeque
- Double Glazing
- Domotics
- Basement
- Fiber Optic

Furniture
- Fully Furnished

Kitchen
- Fully Fitted Kitchen

Garden
- Private Garden
- Landscaped Garden

Security
- Gated Complex
- Electric Blinds
- Entry Phone
- Alarm System

Parking
- Garage
- Multiple Parking Spaces
- Private Parking

Utilities
- Electricity
- Drinkable Water
- Telephone
- Gas

Category
- Holiday Homes
- Luxury
- Reduced
- Resale