EK
ARBAT ESTATES

Sales - House - Estepona

1.500.000€

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Ref.-ID: R5437156

Estepona

House

IBI: 1,242 EUR / year

Rubbish: 185 EUR / year

4 **3** **275 m2** **700 m2**

Mediterranean Villa with Sea Views in the Prestigious Seghers Residential Area, Estepona Located within the prestigious residential enclave of Seghers, one of Estepona's most established and highly regarded neighbourhoods, this Mediterranean-style villa combines qualities that are becoming increasingly difficult to find on the Costa del Sol: generous living spaces, privacy, sea views and a location that places the beach, the marina and the town centre just a few minutes away, while preserving the tranquillity of a mature residential setting. The residence is arranged over three carefully connected levels linked by an elegant open staircase that enhances the visual flow of the principal living area. From the moment you enter, the architecture reveals a distinctive personality. The split-level living room, centred around a fireplace, benefits from a partially double-height ceiling that fills the space with natural light and creates an exceptional sense of volume. Large windows open directly onto the covered terrace, landscaped garden and swimming pool, allowing the Mediterranean Sea to become an integral part of everyday living. The generously proportioned open-plan kitchen blends naturally with the main reception area, creating a comfortable and highly functional environment suited both to family life and entertaining. The main floor also includes a double bedroom, a study that could easily become an additional bedroom, and a fully equipped bathroom with walk-in shower, allowing comfortable single-level living whenever required. The upper floor accommodates two further double bedrooms and two bathrooms. The principal suite enjoys a high degree of privacy and features a dressing room, fireplace, spacious en-suite bathroom with both bathtub and separate shower, together with direct access to a private terrace overlooking the Mediterranean, Gibraltar and the North African coastline. The lower level considerably extends the lifestyle possibilities of the property. A spacious multipurpose room, naturally illuminated through windows overlooking the swimming pool, is ideally suited as a private cinema, games room or entertainment area. This floor also includes a generous wine cellar, a fully equipped secondary kitchen, a sauna with two showers, an additional bathroom, the technical room and direct access to the enclosed garage. Outside, the property benefits from further covered parking together with additional parking spaces within the grounds. The villa has been meticulously maintained and is presented in excellent overall condition. At the same time, it offers outstanding potential for tasteful modernisation, allowing a future owner to reinterpret its interiors while preserving the timeless appeal of Mediterranean architecture. Its distinctive interior layout, inspired by the elegant lines of a yacht, gives the home a character rarely found in contemporary developments. As a luxury villa in Seghers, this property with character offers an appealing alternative to newly built homes, combining architectural individuality with the comfort of an established residential environment. An exclusive property in Estepona where privacy, generous proportions, sea views and immediate access to the town's amenities come together to create an elegant Mediterranean lifestyle.

Setting
- ✔ Town
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Marina

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Games Room
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Staff Accommodation
- ✔ Basement

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Electric Blinds

Parking
- ✔ Underground Parking
- ✔ Multiple Parking Spaces

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Luxury
- ✔ Resale