EK
ARBAT ESTATES

**Sales - House - Estepona**

**1.895.000€**

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**Ref.-ID: R5523778** **Estepona** **House**

**Community: 576 EUR / year** **IBI: 1,800 EUR / year** **Rubbish: 188 EUR / year** **5** **4.5** **450 m2** **490 m2**

An immaculate modern villa offering privacy, exceptional comfort, natural light and beautiful golf and sea views in the peaceful surroundings of El Campanario Golf. Built in 2022, Villa Sanctuary is a beautifully presented five-bedroom, four-bathroom villa with an additional guest toilet, thoughtfully designed for effortless indoor-outdoor living. Floor-to-ceiling windows flood the interiors with natural light across every level, while the spacious open-plan living and dining area flows seamlessly onto the terraces, private heated swimming pool and landscaped garden, overlooking the golf course. The contemporary kitchen, with its striking marble island and elegant dark cabinetry, connects naturally with the main living spaces, making the home equally suited to relaxed family life and entertaining. Upstairs, three lovely bedrooms enjoy access to generous terraces capturing beautiful views across the golf course towards the Mediterranean. The naturally lit lower level features two further bedrooms, a laundry room and a dedicated games and entertainment room, providing additional space for family and guests. Designed for exceptional comfort throughout the seasons, the villa benefits from air cooling and underfloor heating throughout, ensuring a pleasant indoor environment all year round. Outside, the heated swimming pool offers the opportunity to enjoy the outdoor lifestyle beyond the summer months, complemented by inviting terraces and a beautifully maintained private garden. The villa also benefits from a spacious covered parking porch, providing private off-road parking for two cars. A practical and convenient feature for everyday family living. Set within the tranquil, established residential area of El Campanario, the villa enjoys the convenience of the neighbouring Golf & Country Club, with its wellness facilities, tennis and padel courts, gym and restaurant just moments away. A true golfer's paradise, the area is surrounded by some of the Costa del Sol's most established golf courses, including Atalaya Golf & Country Club, with its two 18-hole courses, and the renowned El Paraíso Golf Club, designed by Gary Player. With the picturesque 9-hole El Campanario course also on the doorstep, golf enthusiasts are spoilt for choice, all within a beautiful setting that can be enjoyed throughout the year. For families, the location is particularly appealing, with a choice of established international and bilingual schools in the surrounding area, including The International School Estepona, Colegio Internacional Atalaya and Atlas American School of Málaga. This excellent choice of educational options, combined with the peaceful residential environment, makes Villa Sanctuary especially attractive for year-round family living. The beach is approximately five minutes away by car, while Guadalmina and San Pedro de Alcántara are close by, offering a wide selection of restaurants, shops and everyday amenities, including the renowned beachfront restaurant El Ancla. Estepona's Laguna beach club destination is also within easy reach. Sold fully furnished with exceptional, carefully selected interiors, the property is in pristine, move-in-ready condition. Its frontline golf position, peaceful setting, high-quality comforts and proximity to beaches, international schools, restaurants and leisure facilities also offer excellent potential as a luxury holiday rental, subject to the necessary licensing and regulations. Villa Sanctuary combines the tranquillity of a private golfside retreat with the comfort and convenience of contemporary Costa del Sol living, making it an outstanding choice as a permanent family residence, luxury holiday home or investment.

**Setting**
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Excellent Condition
- ✔ New Construction

**Pool**
- ✔ Private Pool
- ✔ Heated Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Fireplace
- ✔ U/F Heating

**Views**
- ✔ Sea Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Games Room
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Domotics
- ✔ Basement

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Kitchen-Lounge

**Garden**
- ✔ Private Garden

**Security**
- ✔ Entry Phone
- ✔ Alarm System

**Parking**
- ✔ Covered Parking
- ✔ Multiple Parking Spaces

**Category**
- ✔ Golf
- ✔ Luxury