



Продажа - Дом - Estepona  
4.500.000€

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Ref.-ID: R5429527

Estepona

Дом

ИБИ: 1,430 EUR / год

Мусор: 185 EUR / год



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. 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 m<sup>2</sup> 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 Guadalmanza 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 Flamings Golf. 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.

**Расположение**

- ✓ Загородный
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Рядом с лесом

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

**Состояние**

- ✓ Отличное

**бассейн**

- ✓ Приватный
- ✓ С подогревом

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Центральное отопление
- ✓ Камин
- ✓ Полы с подогревом
- ✓ Полы с подогревом в ванной

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Порт
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн
- ✓ Двор
- ✓ Лес

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Игровая комната
- ✓ Апартаменты для гостей
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Деревянные полы
- ✓ Мраморные полы
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Умный дом
- ✓ Подвал
- ✓ Оптическое волокно

**Мебель**

- ✓ Полностью меблированный

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Приватный
- ✓ Ландшафтный дизайн

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Сигнализация

**Парковка**

- ✓ Гараж
- ✓ Более чем один
- ✓ Приватная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон
- ✓ Газ

**Категория**

- ✓ Дома для отдыха
- ✓ Элитная
- ✓ Цена снижена
- ✓ Перепродажа