



## WALKING DISTANCE TO BEACH VILLA WITH SEA VIEWS IN ESTEPONA

 Estepona

**REF# 787-00249P – €1,440,000**



3  
Beds



5  
Baths



414 m<sup>2</sup>  
Built



756 m<sup>2</sup>  
Plot



128 m<sup>2</sup>  
Terrace

Luxury 3 Bedroom Villa with Sea and Golf views in Estepona!

A collection of 10 luxury villas in the heart of Estepona Golf will allow you to enjoy privileged views of the Mediterranean Sea, the golf course, and the Sierra Bermeja Mountain.

With more than 60 golf courses less than an hour away, Estepona is the epicentre of European golf, complemented by activities for all tastes such as sailing, polo, tennis, and paddle tennis. Also, the project is just a few minutes from amenities and only 5 minutes from the beach.

Each villa has a plot of 756 m<sup>2</sup> and an interior built area of more than 400 m<sup>2</sup>, distributed over three floors. There are three bedrooms with ensuite bathrooms, with the possibility of adding three more bedrooms in the basement. In addition, the terraces and patios are more than 100 m<sup>2</sup>, perfect to take advantage of the 320

sunny days a year that the Costa del Sol gives us.

Upon entering the villa, you find the living room with an integrated, fully equipped kitchen that provides an ambiance that flows with the open space concept of the living area. Large floor-to-ceiling windows open up providing breathtaking sea views as well as access onto the terrace, garden and pool.

Also, on this floor we find a guest toilet, a bedroom with an en-suite bathroom and a separate laundry room.

On the upper floor, we find the master bedroom with ensuite bathroom, walk-in closet and its own private terrace and offers the option of adding a Jacuzzi to further maximize the enjoyment of this outdoor space. There is also a second bedroom with an ensuite bathroom and two private terraces.

There is the option to configure the entire basement level to suit your needs, whether for a private gym, cinema room, spa, wine cellar, extra bedrooms and bathrooms, or additional accommodation.

Don't miss out on this unique opportunity to own a luxury home in one of the best locations!

**Special Features:**

- 3 Bedrooms 3 Bathrooms 1 Guest Toilet
- Air Conditioning Hot/Cold
- Underfloor Heating
- Aerothermia Energy Efficient System
- Home Automation
- Sea Views
- Infinity Swimming Pool
- Private Parking
- EV Charging Point
- Storage Room
- Customizable Basement

Please contact us for more information, our experienced team will be happy to help you with any questions you may have regarding this property or any suitable alternative.

