

## Villa in Estepona

**1,990,000 €**

**Reference:** R4403275 **Bedrooms:** 5 **Bathrooms:** 4 **Plot Size:** 779m<sup>2</sup> **Build Size:** 494m<sup>2</sup>



## Location: Estepona

This recently renovated 2-in-1 villa, is a magnificent luxury modern villa, with high quality material selection and attention to details throughout the building. The building consists of two separate units, where the main unit contains three floors; basement, ground- and first floor, and the secondary unit is in the ground level. If you only need one big house, it can easily be converted in one.

The main entrance leads us through a beautiful high dark wooden entrance door to a beautiful hall, and onwards to a living room with integrated kitchen from Decodan Studio. The kitchen has high-end appliances from Miele, the kitchen island has an induction hob with integrated exhaust fan. The large windows and glass doors overlook the outside area with the swimming pool, where on a sunny day we can see Gibraltar and Africa in all its splendor in the distance.

On the same floor there are two bedrooms and a guest bathroom with shower. The modern hall has a sitting area with large windows, where you can relax with a book and enjoy the beautiful scenery. There is also a small fireplace to give some atmosphere to the dark nights.

Back in the hallway, there is a beautiful wooden staircase leading up from the ground floor to the first floor, which has a master bedroom with a beautiful en suite bathroom with Porcelanosa tiles, double sink units and walk-in shower with beautiful view of the ocean in the horizon. The bedroom surprises you with an exit to an outside staircase, giving access to the top of the residence with a rooftop terrace with gorgeous panoramic views of both the full horizon of the ocean to the south and the mountains to the north. From the solarium you have 360° view.

Going back down to the living room of the ground floor, we reach the basement from a second wooden staircase. The basement has a hallway leading to a TV room with a glass walled wine cellar with its own cooling system, a large laundry room with integrated storage cabinets, a bathroom with a shower, and a cozy bedroom with balcony doors leading to its own outside area.

The far end of the basement also gives access to the garage, where there are space for two cars.

The secondary unit of the villa, is a perfect accommodation for guests. This apartment has a spacious living room with its own integrated fully equipped kitchen from Decodan Studio with high-end appliances from AEG. The living room has a luxury electric fireplace giving a warm and cozy atmosphere in the colder winter months. There are large windows and balcony doors overlooking and giving access to the swimming pool area. You have the same beautiful sea view from the rooms in this apartment as well. There is also a bedroom with a modern en suite bathroom with double sinks and walk-in shower and a beautiful and spacious walk-in closet/ dressing room, also delivered from Decodan Studio.

The house has fiber connection installed, and is secured by an extensive security installation from Sector Alarm, with detectors on all doors and windows, in addition to motion sensors inside. All the rooms in the ground floor except the bedrooms have floor heating with separate thermostats. All the bathrooms in the house also have separate floor heating with thermostats. The building has powerful airconditioning, with 3 outside units giving the house separate zones with their own settings and timers to your liking and comfort.

The outside area consists of fully tiled floors around the building on different levels connected by staircases, and is surrounded by walls around the entire property. Unique areas with both orange, mango and olive trees and other garden designed spaces, beautifully enlightened in the evening, also with integrated LED lightning in the staircase leading up to the lighted infinity pool and spacious terrace area in front of the house. The swimming pool also has its own heating unit and connected outdoor shower amenities.

This house is very well located. The urbanisation is very safe, there is only 5 minutes walk to the beach, the Estepona Harbour with it's shops and restaurants is only 5 minutes by car and the picturesque Estepona town is also in a walking distance, if you want to go to enjoy it's beautiful streets and bars, It would make a perfect holiday or permanent home for someone who loves tranquility but likes

everything to be near.



## Features:

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Shops  
Close To Sea  
Close To Town  
Close To Schools

### Pool

Private Pool

### Orientation

South East

### Condition

Excellent  
Recently Renovated  
Recently Refurbished

### Climate Control

Air Conditioning  
Hot A/C  
Cold A/C  
Fireplace  
Underfloor Heating  
Underfloor Heating in  
Bathrooms

### Views

Sea View  
Mountain  
Panoramic  
Garden  
Pool  
Urban  
Country  
Beach

### Features

Covered Terrace  
Near Transport  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Private Terrace  
Double Glazing  
Utility Room  
Guest Apartment  
Games Room  
Marble Flooring  
Wood Flooring  
Basement  
Fiber Optic  
Fitted Wardrobes  
Barbeque  
Solarium  
wifi

### Kitchen

Fully Fitted

### Garden

Private  
Easy Maintenance  
Landscaped

### Security

Gated Complex  
24 Hour Security  
Entry Phone  
Alarm System  
Safe

### Parking

Garage  
Private  
More Than One

### Utilities

Electricity  
Drinkable Water

### Category

Holiday Homes  
Investment  
Luxury  
Contemporary

