

## Villa

Estepona



Chambres: 5  
Statut: Vente

Salles de bains: 4  
Type de propriété: Villa

M<sup>2</sup>: 494  
Référence: R4288672

Prix: 1 890 000 €  
Publish date: 04.04.24

**Vue d'ensemble:** 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.

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Caractéristiques:

Climatisation, Vue sur la mer, None, Piscine