

# BROMLEY ESTATES

*Marbella*



## HOUSE 4 BEDROOMS 4 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R4964788 €1,250,000

BEDS

4

BATHS

4

BUILT

189 m<sup>2</sup>

PLOT

418 m<sup>2</sup>

TERRACE

110 m<sup>2</sup>

NEW DEVELOPMENT – Elegance and Exclusivity on the Costa del Sol!

Discover this new luxury project, a prestigious complex of 15 independent villas located in an exceptional setting in Estepona, Málaga. Positioned on the frontline of a golf course with breathtaking sea views, these villas have been designed to blend luxury, comfort, and style in an idyllic location.

### A Strategic Location

1 km from the paradisiacal beaches of the Costa del Sol.

4 minutes from the vibrant city center of Estepona, offering all essential services.

20 minutes from Puerto Banús, a symbol of exclusivity and sophisticated nightlife.

25 minutes from Sotogrande, a hub for golf and luxury sailing.

45 minutes from Málaga International Airport, with excellent connections.

### Sophisticated and Functional Design

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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This project features villas with spacious layouts, designed to meet every need and finished to the highest standards:

Villas with 3 to 6 bedrooms, optimized for maximum comfort and privacy.

Living spaces ranging from 160 m<sup>2</sup> to over 392 m<sup>2</sup>.

An open-plan living-dining area with an integrated kitchen of over 50 m<sup>2</sup>, featuring large windows to enhance natural light.

Private terraces of up to 90 m<sup>2</sup>, perfect for enjoying the Mediterranean climate.

Private pools, surrounded by landscaped gardens and relaxation areas.

Spacious customizable basements, some featuring wine cellars and multipurpose rooms, ideal for a gym or home cinema.

## A Natural and Exclusive Environment

Situated in the heart of AZATA GOLF, these villas offer a serene and natural ambiance. Their modern architecture harmonizes beautifully with the surroundings, using high-quality, sustainable materials to ensure an elegant aesthetic and optimal energy efficiency.

Experience the uniqueness of this new project in one of Estepona's most exclusive areas. A perfect blend of modernity, nature, stunning views, and well-being in the heart of the Costa del Sol.

