



## MODERN VILLA FOR SALE IN ESTEPONA WITH SEA VIEWS

📍 Estepona

REF# BEMV1273 €1,290,000

BEDS

4

BATHS

2

BUILT

190.0 m<sup>2</sup>

PLOT

1295.0 m<sup>2</sup>

TERRACE

20.0 m<sup>2</sup>

Endless possibilities present themselves in this modern villa for sale in Estepona with sea views. Situated in a quiet residential area just seven minutes to the town and the beach, this property exudes warmth, spaciousness and meticulous attention to detail.

This beautifully appointed villa with a thoughtful floor plan welcomes you into a warm, comfortable home from the moment you enter. Built over two levels, upon entering you are immediately greeted by an expansive floor plan that effortlessly blends comfort and charm. The meticulous layout seamlessly integrates the light-filled living room and dining area, which connects with the spacious, fully equipped kitchen with a stylish and functional island, ideal for both intimate family gatherings and entertaining guests.

The villa boasts three spacious bedrooms upstairs, including a primary suite with a large terrace enjoying panoramic sea views stretching as far as Africa and all with fitted wardrobes, and two well-styled and modernly furnished bathrooms complete this floor. There is a fourth bedroom on the ground floor, currently

+34 952 939 460 · [info@bromleyestatesmarbella.com](mailto:info@bromleyestatesmarbella.com) Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

# BROMLEY ESTATES

*Marbella*

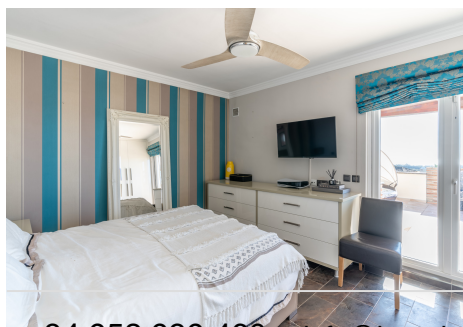
used as a playroom, which could also easily be converted into an office or cinema room and there is also guest toilet on this floor.

The living room and kitchen open out to the beautiful outdoor spaces, with large, shaded terraces, a sprawling garden planted with eco-friendly artificial grass, a sparkling saltwater swimming pool and a four-seater hot tub in which to relax and unwind after a long day. This is the perfect outdoor space for BBQs and harmonious rest and relaxation.

Additional highlights in this south-facing villa include a generous parking area and a basement level currently used for storage, but which could be transformed into a workshop/additional living space/playroom/home office/cinema room or even a wine cellar! The property is also equipped with an alarm system, a fireplace and secure locks and shutters/grilles on windows and air conditioning.

Situated on a tranquil community just minutes from Estepona, this villa offers easy access to delightful dining, vibrant shopping, captivating leisure and entertainment and pristine beaches. A highly sought-after area for both tourists and property investors alike, with Malaga airport just a 30-minute drive away, Estepona is a modern coastal town just a 15 minute-drive to Marbella and Puerto Banus, where you can enjoy fine dining, high-end boutiques and exclusive beach clubs and the high-class marina of Sotogrande is just 15 minutes in the other direction. The town has all the services and amenities you could wish for, including international schools, health centres, shops, cafes, bars, restaurants and much more, and the area is renowned for its exceptional golf courses and exclusive resorts.

This low-maintenance Estepona villa offers enhanced privacy and a quieter living experience, while also catering to practicality and convenience. Designed for modern living, you will appreciate everything this property has to offer in a highly desirable location, whether you are looking for a fabulous family home or a lock-and-leave holiday home. This is a very special home and an opportunity not to be missed.



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