



### Modern designer villa for sale right on a 5-star golf course on the Costa del Sol

Costa del Sol (other)

🏠 House 📏 Plot 2285 m<sup>2</sup> 🏠 Built 715 m<sup>2</sup> 🏠 Terrace 349 m<sup>2</sup> 🛏 6 🗺 6 # Ref. 157270-08

🏠 7.365.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Modern luxury villa for sale in a five-star golf resort on the Costa del Sol

### RESERVED

### PROPERTY HIGHLIGHTS

- Ultra-modern and sleek design.
- Frontline golf position.
- Phenomenal views of the golf valley.
- Separate guest house.
- Ready to move in.

### THE LOCATION

Located in a residential community in one of the world's most exclusive golf resorts. A few minutes' drive from supermarkets, restaurants, bars and the beach. The centre of Estepona is about 15 minutes' drive, Marbella 20 minutes, via toll road. Malaga and Gibraltar international airports are about 50 minutes' drive away.

### THE VILLA

#### In figures:

Plot size: 2.285m<sup>2</sup>  
Built-up area: 715m<sup>2</sup>  
Surface terraces: 349m<sup>2</sup>  
6 bedrooms, 6 bathrooms  
Guest toilet  
2 residential floors

#### Description:

Extensive plot with an **elevated position, adjacent to the golf course.**

Built to a very high standard and with attention to detail.

**Room-high sliding windows with recessed frames throughout the villa provide optimal light.**

Infinity pool with adjacent sun terrace, surrounded by a manicured landscaped garden.

Facing west.

**Sublime views over the golf valley.**

## **Distribution:**

Ground floor

- Entrance hall with cloakroom and guest toilet.
- Large, open living room that is fully in contact with the natural outdoor character thanks to room-high sliding windows.
- Integrated dining area.
- Open, fully equipped quality kitchen with cooking island.
- Utility/laundry room.
- 4 en-suite bedrooms, each with access to the outdoor space.
- A completely separate guest house with lift, en-suite bedroom, separate toilet and multi-purpose room that can be freely arranged.
- Carport for 2 cars.

Upper floor

- 2 en-suite guest bedrooms with access to a private terrace.

## **Other features:**

Lift.

Glass balustrades.

Daikin air conditioning.

Underfloor heating.

Modern fireplace.

Marble floors.

Gaggenau and Miele kitchen appliances.

Villeroy & Boch sanitary ware.

Made-to-measure carpentry.

Sophisticated home automation system.

Alarm system with CCTV cameras.



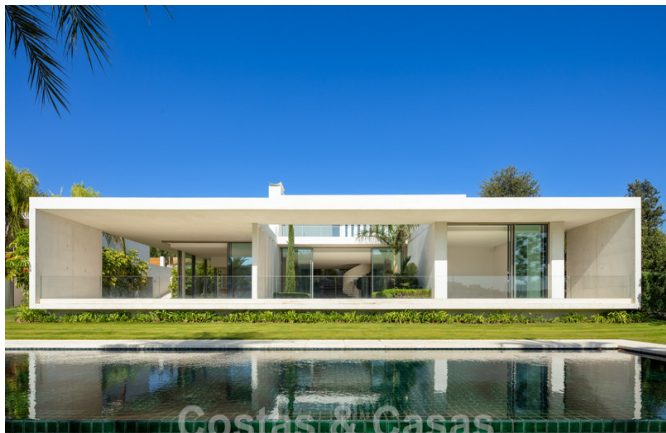
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