



**Stunning luxury villa with timeless Andalusian architecture for sale on the New Golden Mile between Marbella and Estepona**  
Estepona

🏠 House 📏 Plot 1843 m<sup>2</sup> 🏠 Built 700 m<sup>2</sup> 🏠 Terrace 200 m<sup>2</sup> 🛏 5 🗺 5 # Ref. 198888

🏠 3.495.000 €

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## Spacious luxury villa with a refined design for sale between Marbella and Estepona

### HIGHLIGHTS

- In a desirable urbanization close to amenities, the beach, and golf.
- Bright interior with open-plan layout.
- 5 bedrooms, 5+1 bathrooms.
- Multifunctional basement.
- Move-in ready.

### THE LOCATION

Quietly situated just 400m from a golf club and a few minutes' drive from the beach.  
Walking distance to supermarkets, shops, bars, and restaurants, as well as easy access to public transport.  
Just a 10- to 15-minute drive to San Pedro, Marbella, Estepona, and the village of Benahavis.

### THE VILLA

#### In figures:

Plot: 1,843m<sup>2</sup>  
Built area: 934m<sup>2</sup>  
Interior area: 734m<sup>2</sup>  
Terrace area: 200m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 5  
Guest toilet  
2 floors + basement

#### General:

Thanks to the mature vegetation surrounding the spacious plot, the villa enjoys a **peaceful and sheltered location**.  
Beautiful garden with landscaped gardens and well-maintained greenery.  
Indoor private swimming pool with an adjacent sun terrace.  
**Equipped outdoor kitchen with barbecue** and al fresco dining area.

Several terraces offer the opportunity to enjoy the pleasant Mediterranean climate.

**South-facing.**

Views of the garden and the mountain landscape.

**Description:**

**Luxurious villa that harmoniously combines modern design with classic Andalusian charm.**

**Recently renovated to a high standard** using premium materials.

The interior is meticulously finished and reflects a blend of modern luxury and a warm ambiance.

**Floor-to-ceiling sliding windows with recessed frames seamlessly blend the indoor and outdoor spaces** and generate abundant natural daylight.

**The living space features an open-plan layout.**

The living and dining areas are seamlessly connected to the modern kitchen.

The kitchen exudes luxury and refinement, balancing functionality with aesthetics, and is equipped with a seating island and high-quality Siemens appliances.

**5 bedrooms, 5 bathrooms, and 1 guest toilet.**

The **naturally lit basement offers versatile possibilities** for conversion into a fitness room, home cinema, entertainment room, and wine cellar.

Equipped laundry room.

Storage room.

Utility room.

Integrated garage for 2 cars.

Other features:

Air conditioning for cooling and heating.

**Underfloor heating.**

Modern fireplace.

Double glazing.

Custom-made built-in wardrobes.

Home automation system.

Alarm system.

Indoor and outdoor LED lighting.

Automatic irrigation system



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