



## Modern newly built villas for sale frontline golf, close to Estepona town centre

Estepona

🏠 Apartment 📏 Plot 440 m<sup>2</sup> 🏠 Built 271 to 285 m<sup>2</sup> 🏠 Terrace 192 to 212 m<sup>2</sup> 🛏 3 to 4 🚿 2 # Ref. 206888

🏠 1.520.000 €

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## Luxury new-build villas for sale surrounded by golf courses, near Estepona town

### HIGHLIGHTS

- Collection of new detached villas with an innovative design
- Frontline golf location with direct views over the greens
- Just a few minutes' drive from the beach, marina and town centre
- Panoramic golf and sea views
- Private garden with its own swimming pool
- Compact, practical and easy to maintain
- A private villa for the price of a luxury apartment

### LOCATION

**Situated directly on the edge of two golf courses**, both featuring a clubhouse, restaurant, bar and extensive practice facilities.

Within 5 to 10 minutes you can reach the beach, beach clubs, the marina, the modernised promenade and the charming old town of Estepona.

Thanks to excellent access to the coastal road, you are in Marbella within 30 minutes and at Málaga International Airport within an hour.

The properties are located within a **secure complex** that guarantees complete privacy.

### THE VILLAS

#### In figures:

Plot: 405m<sup>2</sup> – 440m<sup>2</sup>

Built area: 271m<sup>2</sup> – 285m<sup>2</sup>

Terrace area: 192m<sup>2</sup> – 212m<sup>2</sup>

Storage: 24m<sup>2</sup>

Parking: 55m<sup>2</sup> – 62m<sup>2</sup>

Bedrooms: 3 – 4

Bathrooms: 2

Guest toilet

Prices: €1,520,000 – €1,590,000

*Prices and availability are subject to change. Please contact us for the latest update.*

#### Description:

**This exclusive development consists of just 17 modern villas in a timeless and elegant style.**

Each villa is set on a **carefully enclosed plot directly bordering the expansive green fairways of the golf course**, creating optimal privacy and **open views** of the surrounding mountain landscape.

The garden is designed as a **luxurious oasis**, complete with a modern swimming pool, lounge area and an outdoor kitchen with adjoining dining space.

In addition to spacious terraces, the properties also feature a generous rooftop solarium, providing extra outdoor living space.

Only **high-quality materials** and refined finishes have been used throughout.

**Enjoy wide-ranging views over the golf course, the sea and the surrounding landscape.**

All villas come with their own private swimming pool.

**Large sliding windows with recessed frames** create a seamless connection between indoor and outdoor living, allowing abundant natural light to flood the interiors and enhancing the bright, open-plan design.

**Open-plan living area** with a TV lounge and integrated dining space.

Fully fitted bespoke kitchen equipped with high-end appliances and a central island with seating.

Floors finished with **large-format porcelain tiles**.

Utility room, storage room and technical room.

Private parking on the plot.

Additional features:

Air conditioning for both cooling and heating

Fitted wardrobes

Double glazing

Glass balustrades

LED lighting

Estimated completion: Q4 2028

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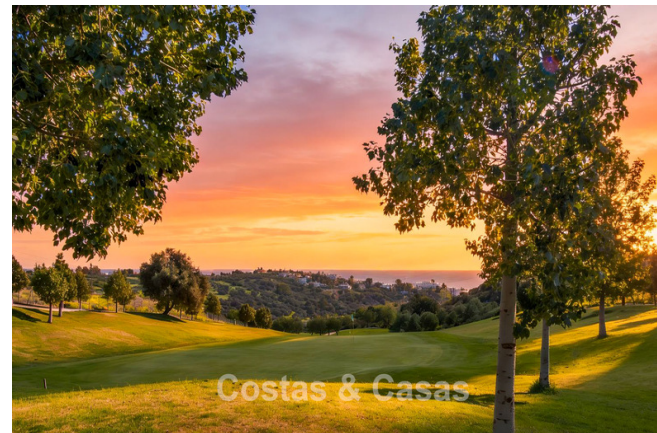
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