Costas & Casas
Marbella Real Estate

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Exclusive custom-built villa for sale within walking distance of the beach in Estepona

Estepona

House | Plot 605 m² | Built 315 m² | - | 3 | 3 | Ref. 209494

1.595.000 €

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Sustainable villa project for sale just minutes' walk from the beach, Estepona

HIGHLIGHTS

- Luxurious custom-built new-build villa.
- Within walking distance of the beach and local amenities.
- Sustainable and energy-efficient design.
- Building licence already granted for a swift start to construction.

LOCATION

This villa is situated in a highly sought-after residential area of Estepona.
The property offers the perfect balance between tranquillity and convenience, as the beach is only a short stroll away.
Whether you enjoy morning walks along the coastline or relaxing afternoons by the sea, everything is within easy reach.
A variety of amenities, quality restaurants and shops can be found nearby, making this location ideal both for permanent living and as a luxurious holiday home on the Costa del Sol.

THE VILLA

In figures:

Plot size: 605 m²
Built area: 315 m²
Bedrooms: 3
Bathrooms: 3

General:

Spacious and private 605 m² plot in an established residential area.
Beautifully landscaped garden seamlessly connected to the terraces.
Private swimming pool designed for enjoying the outdoor lifestyle to the fullest.
Lovely open views of the surroundings with partial views of the Mediterranean Sea.

Description:

This luxurious contemporary villa is offered off-plan and can be customised to suit the buyer’s personal preferences.
The property has been designed in a unique modern style with a strong emphasis on sustainability and energy efficiency.
Only the highest-quality materials and natural colour palettes are used to create a harmonious and relaxing atmosphere.
The interior is bright and spacious thanks to a clever multi-level layout.
Large floor-to-ceiling windows provide an abundance of natural light throughout both the living areas and bedrooms.
The generous open-plan living area forms the heart of the home and offers direct access to the outdoor spaces.
The modern kitchen is fully integrated into the living area and will be fitted with high-end built-in appliances.
All three bedrooms are generously proportioned and each enjoys direct access to a terrace.
High-quality flooring will be installed throughout the property, perfectly complementing the modern design.
A **functional lower ground floor provides space for additional facilities**. Depending on your preferences, this area can be converted into a gym, home cinema, or additional storage space.
The villa also benefits from spacious private covered parking on the plot.

Additional features:
Air conditioning for both cooling and heating.
Fitted wardrobes.
Double glazing.
Photovoltaic solar panels.

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