



**Luxury superb villa for sale on frontline golf in Marbella West – Estepona**

Marbella Area

🏠 House 📏 Plot 2584 m<sup>2</sup> 🏠 Built 700 m<sup>2</sup> 📏 - 🛋️ 7 🚿 8 # Ref. 108721

🏠 3.300.000 €

**Luxury superb villa for sale on frontline golf in Marbella West – Estepona**

Frontline renowned golf course villa on a door's step to the country club, at short drive to the beach and best beach clubs in the area and just 10 minutes away from Puerto Banús – Marbella.

This dream residence is situated in a lovely, quiet and well-cared for urbanization directly adjacent to one of the most beautiful golf courses on the coast.

Plot of almost 2.600m<sup>2</sup> hanging on the golf course, with a well kept mature garden with fruit trees and heated swimming pool offering total privacy and superb views of the golf and the mountains.

Cozy pool house with barbecue area next to the swimming-pool with its sitting area in the shade so as you can chase the sun or the shade according to the time of the day and a bathroom next to it.

Garage for 2 cars, carport for plenty of cars outside.

Charming styled villa with a patio courtyard entrance with a huge cascade that makes the villa a completely distinguished product.

2 split level floors.

The main house has:

In total 6 bedrooms and 7 bathrooms of which 5 are en suite plus 1 guest toilet and the main house's layout is the following one.

Ground floor:

Hall

Open living room with a separate dining room and a separate library with a working fireplace adjacent to the living.

2 Fully furnished and fitted kitchens with a laundry area next to it and 1 of them with a cooking island in the middle.

Gymnasium with shower toilet, jacuzzi and sauna area.

2 bedrooms with 2 bathrooms en-suite.

1 guest toilet.

Upper level:

1 Main bedroom with en-suite bathroom with jacuzzi and walk-in dressing area and a sitting room in it leading us to a terrace where you can have sun all day long.

3 more bedrooms with 2 bathrooms en-suite, one of which is to be shared between two of the bedrooms.

Spacious solarium in between the two wings of the upstairs floor layout with sun all day long from where you can enjoy sun all day long and privileged views of the golf course and the mountains.

Separate 1 bedroom with 1 bathroom en-suite guest house plus kitchenette and lounge area for the maids or the service staff.

Other features:

Air conditioning hot & cold throughout.

Gas radiators throughout.

Alarm system installation.

Double and bullet proof glazing in the windows.

CCTV in the house.

Satellite TV.

Sauna.

Jacuzzi

Gym.

Library.

Safe.

Internet connection.

Big cascade by the patio entrance of the main house.

Unique terrace furniture imported from U.S.A.

Plenty of storage room.

Garage for 2 cars, carport for plenty of cars outside.

Summing-up:

Luxury villa for sale on frontline renowned golf course in Marbella West – Estepona , nearby the country club, at short drive to the beach and to the best “chiringuitos” in the area and just 10 minutes away from Puerto Banús – Marbella, situated in a well maintained urbanization and everything set in a plot of almost 2.600 m2 with a well kept mature garden with fruit trees and heated swimming-pool offering a lot of privacy and stunning views of the golf and the mountains.



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