



## SAMOSTATN? STOJÍCÍ VILA 5 LOŽNICE

📍 Estepona

**REF# R4640080 – 3.580.000€**

IBI

3166 €/YEAR

Garbage

204 €/YEAR

Community

2880 €/YEAR



5

Ložnice



7

Koupelny



727 m<sup>2</sup>

Built



2880 m<sup>2</sup>

Plot



100 m<sup>2</sup>

Terrace

This fully refurbished Boho-Chic Villa located in the select area of El Paraiso, provides breathtaking panoramic views of the El Paraiso Golf Course, the surrounding green hills, as well as the colorful sunsets.

Built in 1998, it underwent a complete renovation in 2023, masterfully conducted by Swiss Hoteliers Experts, who included top of line installations and features. It is being sold furnished and decorated with the finest materials.

Upon entry, a welcoming lobby features a Boho-Chic bar in the style of this boutique hotel themed villa. Three separate, very large guest suites each named after famous international golf courses feature spacious bathrooms with two sinks, Italian shower/baths, bay windows overlooking the pool, a lounge area, several wardrobes, TVs, WiFi, safes in the wardrobes, to name only a few.

Stepping outside straight from each rooms is the gorgeous garden and year-round swimming pool for a quick plunge.

Then, a direct access from the pool to the spa, features a sauna, a Turkish bath, showers, and a rest area. All located on the same floor. On the same level also is a fitness room equipped with the newest Technogym equipment. A movie and entertainment room invites you to spend a good time with your friends, or head to the stretching area to practice Yoga on the specially designed parquet floors.

Getting ready for golf is easy in a specially dedicated room on the side of the house. A special golf cart parking area just in front allows space for three buggies. Once your golf bags are loaded, you are ready to go and play on any of the three neighboring golf courses.

On the first level of the Villa, one finds the large living room with a stunning stone fireplace, dining area, bar room, and office with a view that are all accessible directly from the hallway. There is a built-in Vinoteca and standing bar area with glass windows, between the spacious kitchen and the dining area. Ideal for a drink and a nice conversation.

Also located on the first floor is a fourth roomy bedroom with a bathroom en suite and access to the second garden.

This second garden offers plenty of space and receives generous morning light, with mature fruit trees that produce oranges, avocados, pears, clementines, and other fruits, in addition to a vegetable garden.

The entire top floor is dedicated to the master bedroom suite, measuring over 100 square meters. It features a dressing room and a very spacious bathroom with a double shower and a bathtub.

"El Paraíso" the Spanish word for Paradise, is a peaceful residential neighborhood that is only ten minutes from Estepona and Marbella and less than 40 minutes from the airports in Málaga and Gibraltar. The area is home to the well-known Hotel El Paraíso and is one of the longest established on the coast, with 18-hole golf course designed by Gary Player.

The area offers facilities for residents year-round and is a place of serenity and tranquility, a few minutes from all leisure activities.

El Paraíso has strict building regulations to keep the area as low-density as possible. The area is well-equipped with all the amenities, including a commercial center with a variety of restaurants, shops and cafes and several international schools.





