



## SAMOSTATN? STOJÍCÍ VILA 5 LOŽNICE

📍 Estepona

REF# R5223631 – 2.400.000€



5  
Ložnice



5  
Koupelny



451 m<sup>2</sup>  
Built



3600 m<sup>2</sup>  
Plot



160 m<sup>2</sup>  
Terrace

Magnificent property with sea views and 3,600 m<sup>2</sup> plot in Estepona

This exceptional property in Estepona boasts a spacious 3,600 m<sup>2</sup> plot and a privileged location with beautiful sea views stretching as far as Africa and Gibraltar.

The main house, with its 3-metre-high ceilings, impresses with a spacious living room whose 180-degree window front opens up views of nature and the sea. An imposing 2-metre granite fireplace with glass doors forms the heart of the room and can heat the entire house. In addition, underfloor heating in the three

bedrooms ensures pleasant warmth.

The bedrooms and bathrooms in the main building have individually thermostat-controlled underfloor heating via a large solar panel system and a separate 600-litre boiler.

All three bedrooms have spacious bathrooms, with the master bathroom equipped with a whirlpool bath – ideal for relaxing hours.

The light-flooded conservatory offers a fantastic view of the well-tended garden and the large pool. The spacious kitchen is equipped with high-quality electrical appliances and is complemented by an adjoining utility room.

The property also offers two separate granny flats, each with a private entrance, its own kitchen and two bathrooms – perfect for guests, staff or as independent units.

A completely separate, cosy pool house with a kitchen, utility room, fireplace and bathroom creates additional living or relaxation options right by the pool.

The large swimming pool is heated by solar panels and heat exchangers. Hot water is produced by the solar panel system.

Outdoor area & amenities.

Spacious tiled terraces

- Garage for two vehicles
- Several basement rooms
- Extensive garden with large pool
- Absolute tranquillity yet close to restaurants, hospital and the sea.

\*\*\* Only a 5-minute walk to the beach

The property was extensively modernised in 2014 with a Swiss architect and has an energy certificate category A/B, a rather rare energy efficiency rating on the Costa del Sol.

An ideal home for large families who value peace and privacy while being conveniently close to all restaurants, bars and shops. This property combines spaciousness, warmth and Mediterranean charm in a unique way.



VILLA IN ESTEPONA, MÁLAGA



SEMIBASEMENT

VILLA IN ESTEPONA, MÁLAGA



SEMIBASEMENT

VILLA IN ESTEPONA, MÁLAGA



GROUND FLOOR

VILLA IN ESTEPONA



SEMIBASEMENT

AVISO LEGAL: Las dimensiones facilitadas en este dibujo, no tienen carácter de presupuesto y pueden ser objeto de modificación. LEGAL NOTICE: The information provided is indicative, not binding and has no contractual value.

VILLA IN ESTEPONA, MÁLAGA



GROUND FLOOR

AVISO LEGAL: Las dimensiones facilitadas en este dibujo, no tienen carácter de presupuesto y pueden ser objeto de modificación. LEGAL NOTICE: The information provided is indicative, not binding and has no contractual value.

VILLA IN ESTEPONA, MÁLAGA



GROUND FLOOR

AVISO LEGAL: Las dimensiones facilitadas en este dibujo, no tienen carácter de presupuesto y pueden ser objeto de modificación. LEGAL NOTICE: The information provided is indicative, not binding and has no contractual value.

VILLA IN ESTEPONA, MÁLAGA



SEMIBASEMENT

GROUND FLOOR

AVISO LEGAL: Las dimensiones facilitadas en este dibujo, no tienen carácter de presupuesto y pueden ser objeto de modificación. LEGAL NOTICE: The information provided is indicative, not binding and has no contractual value.