



## SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 Selwo

REF# R5401192 – 950.000€

IBI

977 €/YEAR

Garbage

152 €/YEAR

Community

3000 €/YEAR



4

Ložnice



4

Koupelny



250 m<sup>2</sup>

Built



85 m<sup>2</sup>

Plot



50 m<sup>2</sup>

Terrace

Experience the true Costa del Sol lifestyle in this spectacular detached home located in one of Estepona's most sought-after residential areas. Situated within an exclusive gated community of just 17 houses next to La Resina Golf, this property combines privacy, contemporary design, and a strategic location between Marbella and Estepona.

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Recently renovated throughout, the property stands out for its carefully selected premium materials and high-quality finishes. The abundance of natural light, spacious interiors, and seamless connection between indoor and outdoor living areas create an elegant and welcoming atmosphere all year round.

With 273 m<sup>2</sup> of built area and an 85 m<sup>2</sup> private garden, the villa offers a versatile layout designed for comfortable family living and entertaining. The main level features a spacious open-plan living and dining area with a fully integrated kitchen, four generously sized bedrooms, three full bathrooms, and a guest toilet.

One of the property's standout features is the 96 m<sup>2</sup> lower ground floor, a completely independent space offering endless possibilities: a guest apartment, entertainment area, home office, private gym, or even an excellent rental investment opportunity.

The home also incorporates a range of features designed to maximise comfort and energy efficiency, including a solar energy system, hot and cold air conditioning, water softener, comprehensive alarm system, and private parking for two vehicles with an electric car charging point.

Residents enjoy access to two communal swimming pools surrounded by beautifully maintained gardens, with maintenance included, all within a peaceful and secure environment surrounded by golf courses. The property is just minutes from the area's finest beaches, international schools, restaurants and amenities, as well as Puerto Banús, Marbella and Estepona town centre.

An exceptional property for those seeking quality of life, privacy, and a solid investment in one of the Costa del Sol's most promising locations.



