



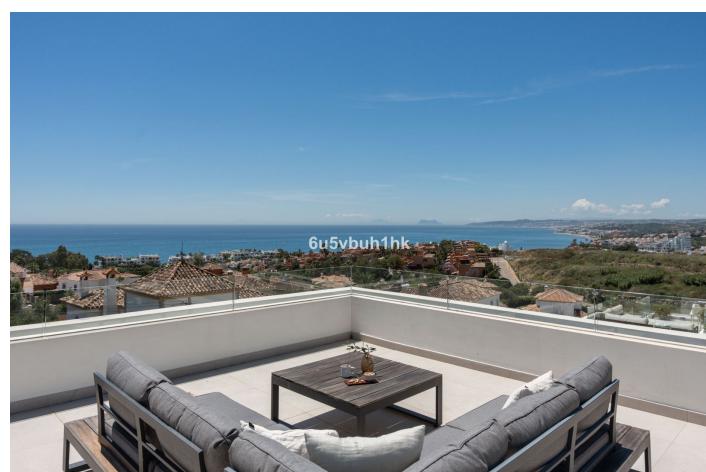
## Townhouse for sale in Estepona, Estepona

2.195.000 €

Referenz: R5178148 Schlafzimmer: 5 Badezimmer: 4 Grundstücksgröße: 624m<sup>2</sup> Garten: 508m<sup>2</sup>



SIZES ARE APPROXIMATE, ACTUAL MAY VARY.





## Costa del Sol, Estepona

Huge price drop! We present you to our new exclusive listing: a modern luxury villa located in the privileged area of Seghers in Estepona. This stunning property, built with top-quality materials, is the ideal retreat for those seeking a sophisticated coastal lifestyle. Enjoy panoramic views of the Mediterranean Sea, the African coastline, and Gibraltar from every corner of this spectacular villa. With five bedrooms and four full bathrooms, plus a guest toilet, the home offers generous and elegant living space. Two of the bedrooms are en-suite and include private dressing rooms, creating an oasis of comfort and privacy. All rooms open onto the terrace, filling the interiors with natural light and offering breathtaking views of the garden, sea, and mountains. The bedrooms are equipped with electric blinds and bathrooms with underfloor heating. The villa is distributed over two floors plus a solarium, connected in a functional and harmonious layout. It can be accessed from both the ground and first floors for greater convenience. The ground floor hosts four cozy bedrooms, three full bathrooms, a TV room, laundry room, and a practical storage area. One of the bedrooms is en-suite and features a spacious walk-in wardrobe. The first floor includes a spacious and bright living-dining area that flows into an open-plan kitchen designed by Decodan Studios and equipped with Miele appliances. This space is perfect for both daily life and entertaining guests, with access to the terrace and chill-out area. Outside, enjoy a heated infinity pool with a counter-current swimming system—ideal for exercise and relaxation under the sun. Also on this floor there is another en-suite bedroom with dressing area and additional guest toilet. The solarium, accessible via an external staircase, offers a private sanctuary with unmatched views—ideal for unwinding or watching unforgettable sunsets. Its layout allows for installing a jacuzzi or an outdoor kitchen, enhancing your outdoor living experience. The villa is surrounded by a low-maintenance garden with an automatic irrigation system, creating a peaceful, green environment. From the garden to the pool and rooftop terrace, every corner invites you to enjoy outdoor living. Additional features include private parking with an automatic gate and extra storage rooms for bicycles and equipments. Located in a quiet, secure residential area, the villa is just five minutes' walk from the beach and the promenade. Estepona's marina and the old town is also within walking distance. With nearby schools, restaurants, supermarkets, gym, padel-, tennis- and golfcourses, the area is ideal for permanent or holiday living. Don't miss this opportunity—schedule your visit today and let this unique Mediterranean gem become your new home.

## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Lagerraum  
Doppelverglasung  
Einstellungsschränke  
Solarium  
Versorgungsraum  
Keller

### Ansichten

Meer  
Berg  
Panorama

### Pool

Erhitzt  
Privat  
Sicherheit  
Alarmanlage  
Elektrische Jalousien  
Eingabetelefon  
Sicher

### Orientierung

Süden  
West  
Südwesten

### Einstellung

Strand  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
In der Nähe von Marina

### Küche

Voll ausgestattet

### Parken

Privat

### Klimakontrolle

Klimaanlage  
Zentralheizung  
U/f/h Badezimmer

### Zustand

Exzellent

### Garten

Privat

### Versorgungsunternehmen

Sonnenwasserheizung