



## Villa - Chalet en venta en Estepona, Estepona

2.495.000 €

Referencia: R5340601 Dormitorios: 3 Baños: 3 Terreno: 2.563m<sup>2</sup> Construido: 425m<sup>2</sup> Terraza: 87m<sup>2</sup>





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## Costa del Sol, Estepona

### Andalucian Villa – Seghers, Estepona

Set within the prestigious enclave of Seghers, Casa Celina is a truly distinguished villa that combines timeless Andalusian charm with exceptional positioning and scale. Elevated at the highest point of the area, this remarkable residence commands uninterrupted, south-facing panoramic views over the Mediterranean, extending to Gibraltar and the majestic Atlas Mountains in Morocco.

Occupying the largest plot within Seghers—spanning over 2,500 m<sup>2</sup>—the property is enveloped by exquisitely landscaped gardens. Mature palm trees and a variety of fruit trees create a lush, private sanctuary, offering a rare sense of tranquillity and natural beauty just moments from the heart of Estepona.

Bathed in natural light throughout the day, this elegant Andalusian-style villa offers a refined yet relaxed lifestyle, where privacy and serenity meet effortless access to the coast. Both Playa del Cristo and the lively Estepona Marina are within comfortable walking distance.

The residence is thoughtfully distributed and designed for both comfort and entertaining. Upon entering, a welcoming entrance hall leads into a spacious living area, where large openings connect seamlessly to a covered terrace overlooking the swimming pool, gardens, and the Mediterranean beyond. The flow continues into an elegant dining area and a well-appointed kitchen with adjoining scullery.

A grand double staircase ascends from the main living area to the upper level, where the entire floor is dedicated to the luxurious principal suite. This private retreat features an ensuite bathroom with jacuzzi bath and separate shower, as well as a generous terrace offering breathtaking views across the coastline, Gibraltar and North Africa. Adjacent to the master suite, a spacious TV lounge provides additional comfort and flexibility, with the potential to be converted into a fourth bedroom if desired.

The west wing of the ground floor hosts two well-proportioned guest bedrooms sharing a bathroom, while a separate guest toilet is conveniently located for visitors. Throughout the home, underfloor heating ensures year-round comfort, enhancing the villa's sense of understated luxury.

A discreet side entrance from the kitchen leads to the lower level, where a closed and covered garage is found. The expansive basement offers exceptional potential, with ample space to extend the garage capacity to accommodate three to four additional vehicles, or to create bespoke leisure facilities such as a gym, cinema room, or guest accommodation.

Casa Celina represents a rare opportunity to acquire a truly unique property—where scale, views, privacy, and location come together in perfect harmony.

### About Seghers – The “Beverly Hills” of Estepona

Seghers is widely regarded as one of the most exclusive residential addresses in Estepona, often referred to as the “Beverly Hills” of the area. Defined by its peaceful surroundings, generous villa plots, and elevated positions with sweeping sea views, Seghers offers a refined residential environment just moments from the coastline.



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Despite its sense of seclusion, the area is ideally located close to all amenities, including beaches, fine dining, boutique shopping, international schools, and the charming historic centre of Estepona—making it one of the most desirable locations on the Costa del Sol for discerning buyers.



## Características:

### Características

Terraza Cubierta  
Cerca de Transporte  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
Sala de Juegos  
Lavadero  
Barbacoa  
Cerca de una Iglesia  
Sótano  
Fibra óptica

### Vistas

Vistas al Mar  
Vistas a Montaña  
Vistas Panorámicas  
Vistas al Campo  
Vistas a Jardín  
Vistas a Piscina

### Piscina

Con Calefacción  
Piscina Privada

### Jardín

Jardín Privado  
Jardín Paisajístico  
Jardín de fácil mantenimiento

### Servicios Públicos

Electricidad  
Agua Potable

### Orientación

Orientación Suroeste

### Posición

Lado de la Playa  
Cerca de Puerto  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios  
Cerca de Marina

### Muebles

Parcialmente Amueblada

### Seguridad

Alarma  
Portero Automático

### Categoría

Casas de vacaciones  
Inversion  
Golf  
Reventa

### Climatización

Aire Acondicionado  
A/A Caliente

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Garaje  
Párking Privado  
Párking Cubierto  
Párking Libre  
More Than One