



## Detached Villa for sale in El Paraiso, Estepona

4,600,000 €

Reference: R5407180 Bedrooms: 6 Bathrooms: 7 Plot Size: 1,961m<sup>2</sup> Build Size: 967m<sup>2</sup>





## Costa del Sol, El Paraíso

### Frontline Golf Villa in El Paraíso Alto

An exceptional frontline golf villa located in the highly sought after area of El Paraíso Alto, occupying a privileged position beside El Paraíso Golf Course while enjoying beautiful views over its landscaped gardens and the mountains beyond.

Set on a generous 1,961 m<sup>2</sup> plot with a substantial built area of 967 m<sup>2</sup>, this impressive residence offers six bedrooms and seven bathrooms distributed across three levels. Originally built in 1999, the villa has been very well maintained and remains in great condition, while also offering excellent potential for renovation, modernisation, or full redevelopment.

A spacious entrance hall connects the main areas of the villa, with a beautifully winding staircase leading to the upper floor, which features two bedrooms, both with en-suite bathrooms including a bath and shower, walk-in wardrobes, and private terraces.

The villa features a grand kitchen, set separately from the main living areas and designed with its own outdoor seating area, creating a wonderful space for relaxed dining and entertaining. The dining room and living areas are generously proportioned, bright and spacious, all opening directly onto the outdoor terrace for seamless indoor-outdoor living.

The main level also includes two large and bright bedrooms and two bathrooms, with one of the bedrooms opening directly onto the terrace.

The property also offers large terraces, beautifully landscaped gardens, and a private outdoor swimming pool. The main garden and terrace area provides a peaceful and private setting, with beautiful views of the landscaped grounds and mountains behind.

The lower level includes a spacious four-car garage, wine cellar, study, games room/library, and an additional bedroom and bathroom. There is also a self-contained apartment, which could be used as independent guest accommodation or staff quarters, adding further flexibility to the property.

With its privileged frontline golf location, impressive size, generous plot, and strong potential to add value, this villa represents an outstanding investment opportunity in one of the Costa del Sol's most established and in demand residential areas



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 Utility Room  
 WiFi  
 Guest Apartment  
 Basement  
 Staff Accommodation  
 Games Room  
 Guest House

### Views

Mountain  
 Garden  
 Golf

### Pool

Private

### Garden

Private  
 Landscaped

### Category

Investment  
 Golf  
 Luxury

### Orientation

West

### Setting

Close To Golf  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Frontline Golf

### Furniture

Not Furnished

### Security

Alarm System  
 Electric Blinds  
 Entry Phone

### Climate Control

Air Conditioning  
 Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Garage  
 Private  
 More Than One