



## Detached Villa for sale in Estepona, Estepona

1,400,000 €

Reference: 4S-420-00772-A5 Bedrooms: 4 Bathrooms: 3 Plot Size: 570m<sup>2</sup> Build Size: 313m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa del Sol, Estepona

Discover an exclusive project of contemporary villas in the established residential area of Buenas Noches, west of Estepona. This custom-designed home will be built on demand, with an estimated delivery time of approximately two years from the signing of the contract, offering buyers the opportunity to create a completely new home tailored to their preferences.

Set on a 570 m<sup>2</sup> plot, the property will have a floor area of 312 m<sup>2</sup>, as well as generous terraces designed for both leisure and relaxation. Thanks to its south-west orientation, the property will enjoy abundant light throughout the day and pleasant views at sunset. Its privileged location allows access to the beach in a few minutes and the port and city centre in just 10 minutes by car, combining serenity and proximity to all amenities.

### Layout and features

#### Ground floor

Spacious open-plan living/dining room with fireplace  
 Modern, fully equipped kitchen with high-quality appliances  
 Guest bedroom with en-suite bathroom  
 Versatile additional room, ideal as a study or bedroom  
 Guest toilet  
 Direct access to terraces, garden and pool area

#### First floor

Elegant master suite with en-suite bathroom, dressing room and private terrace  
 Guest bedroom with en-suite bathroom and access to terrace

#### Roof terrace

Spacious solarium perfect for enjoying the outdoors

#### Basement

Garage with space for two vehicles  
 Multipurpose room ideal for a gym, cinema or leisure area  
 Additional toilet

### Extras and features

Hot and cold air conditioning system  
 High-efficiency aerothermal energy  
 Underfloor heating in bathrooms  
 Home automation pre-installation  
 Outdoor area with barbecue and jacuzzi

Overall, this is a property that combines contemporary architecture, efficient features and a strategic location, ideal both



as a primary residence and as an investment on the Costa del Sol.

Features:

Features

- Covered Terrace
- Lift
- Private Terrace
- Double Glazing
- Fitted Wardrobes
- Utility Room
- Gym
- Solarium
- Basement
- Games Room
- UncoveredTerrace
- MountInSide
- LaundryRoom
- AmenitiesNear
- ElectricBlinds
- CentralHeating
- GresFloors
- WheelchairAccessible

Condition

- New Construction

Views

- Sea
- Mountain
- Panoramic
- Pool

Setting

- Close To Golf
- Close To Port
- Close To Sea
- Close To Town
- Close To Schools

Utilities

- Photovoltaic solar panels