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Detached Villa for sale in Estepona, Estepona

1,295,000 €

Reference: MEX1097 **Bedrooms:** 5 **Bathrooms:** 4 **Plot Size:** 1,101m^2 **Build Size:** 480m^2 **Terrace:** 100m^2











Costa del Sol, Estepona

Occupying one of the highest and most privileged positions in the area, this exceptional villa enjoys breathtaking panoramic views across the Mediterranean Sea, Gibraltar, the African coastline and the surrounding mountains. Set on a private, elevated and almost completely flat plot, the property offers complete privacy while being just a short walk from the clubhouse of Atalaya Golf & Country Club.

Built in 1991 by its current German owners, who have meticulously maintained the property ever since, the villa is a testament to quality construction and timeless design. Built over three main living levels plus a basement/garage, it offers generous accommodation for family living as well as entertaining.

The entrance level welcomes you with a hallway, guest cloakroom, an impressive living room with adjoining dining room, and a fully fitted kitchen. Adjacent to the kitchen is a separate bedroom with its own bathroom, ideal as staff accommodation, a guest suite or a home office.

The first floor comprises the principal master suite with a generous dressing area and en-suite bathroom, together with two guest bedrooms sharing a family bathroom. One of these bedrooms currently houses an infrared sauna, which is included in the sale should the new owner wish to keep it.

The upper floor features a second master suite complete with its own bathroom, creating a wonderful private retreat. Almost every bedroom enjoys direct access to open terraces, allowing residents to fully appreciate the magnificent views from every angle of the home.

Outside, the mature landscaped gardens have been lovingly cared for and offer several inviting seating areas, both sunny and shaded beneath pergolas and covered terraces. The peaceful surroundings make it easy to enjoy outdoor living throughout the year. The basement includes a garage for two cars together with a large storage area.

An important point for prospective buyers is that the villa has recently become part of a newly established urbanisation. Infrastructure works are currently underway for future residential development in the surrounding area. While this means there is ongoing construction at present, it also represents an exciting transformation of what is already becoming one of the most desirable addresses on the Costa del Sol. Thanks to its elevated hilltop position, the villa's outstanding panoramic views will remain largely unaffected.

With its exceptional location in the heart of Marbella's Golden Triangle, walking distance to Atalaya Golf Club and only minutes from Marbella, Puerto Banús, Benahavís, Estepona, international schools, beaches and every amenity, we believe this area will become even more prestigious in the years ahead.

The asking price has been carefully positioned to reflect both the age of the property and the current infrastructure works taking place nearby. Under normal market conditions, we believe a villa with these views, this location and this plot would command a substantially higher value, making this a compelling opportunity for buyers looking beyond the short term and recognising the area's considerable future potential.

Features:

Features
Covered Terrace
Storage Room
Marble Flooring
Fitted Wardrobes
Solarium
Sauna
FirePlace
GuestToilet
ElectricBlinds
OptionalFurniture
ElectricRadiators

Views
Sea
Mountain
Panoramic

Setting
Close To Golf
Close To Schools

Condition
Good

Kitchen
Fully Fitted