

## Villa for sale in Estepona, Costa del Sol

4 Bedrooms | 3 Bathrooms | 313 m<sup>2</sup> Interior | 30 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes |



### Property Description

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 aérothermal 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.

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