



## Detached Villa for sale in Estepona, Estepona

3,700,000 €

Reference: R4842343 Bedrooms: 6 Bathrooms: 6 Plot Size: 1,011m<sup>2</sup> Build Size: 598m<sup>2</sup>





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## Costa del Sol, Estepona

Elegant villa located just 200m from the beach in the established Guadalmina Baja Urbanization.

Its prime location is considered a benchmark among the most exclusive residential areas of Marbella, surrounded by international schools, shopping centers, golf courses, and gyms.

This contemporary-style villa, with colonial architecture and modern details, creates a comfortable and welcoming atmosphere with spacious and warm areas. The excellent distribution of spaces and high-quality materials make this property one of the most elegant and luxurious in the area. It also includes a Tourist License.

### Features:

6 bedrooms, 6 bathrooms

1,000 m<sup>2</sup> plot

542 m<sup>2</sup> built + 104 m<sup>2</sup> terrace

Indoor gym

Master suite (120 m<sup>2</sup>)

Automated irrigation system

South-facing pool

Travertine marble floors

Central heating and air conditioning in every room

Underfloor heating

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses

For more information and to schedule a visit, please do not hesitate to contact us.

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## Features:

### Features

Lift

Private Terrace

Wood Flooring

Barbeque

Basement

### Condition

Excellent

### Kitchen

Fully Fitted

### CO2 Emission Rating

D

### Orientation

South East

### Pool

Private

### Security

Alarm System

### Climate Control

U/F Heating

### Furniture

Part Furnished

### Energy Rating

D