



## Apartment for sale in Estepona, Estepona

1 575 000 €

Référence: R5019811 Chambres: 7 Bain: 4 Terrain: 1 363m<sup>2</sup> Construite: 502m<sup>2</sup>





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## Costa del Sol, Estepona

Perched on an elevated hillside, this exceptional villa, designed by a renowned German engineer, seamlessly blends high-quality construction with cutting-edge technology. Originally built in 1998 to the highest standards, it underwent a complete modernization in 2014, incorporating state-of-the-art systems while preserving its timeless elegance. Impeccably maintained, this home is move-in ready and offers an unparalleled living experience.

Spanning an expansive plot, the villa boasts 360° panoramic views, capturing the azure Mediterranean, Gibraltar's iconic silhouette, and the majestic surrounding mountains. Every corner of this property is designed to maximize natural light and provide a seamless indoor-outdoor living experience.

The villa features seven spacious bedrooms and four elegant bathrooms, alongside three modern kitchens, all equipped with the latest appliances. Two independent 65m<sup>2</sup> guest apartments, ideal for visitors or rental opportunities, offer privacy and comfort.

A glass pavilion, a standout architectural feature, serves as a tranquil retreat where you can enjoy uninterrupted sea views in any season. The sprawling terraces, complemented by an infinity pool and a limestone outdoor shower, create an idyllic setting for relaxation and entertaining under the stars.

### Luxury Amenities & Smart Living Features

**Construction Quality** – All water and electrical systems were fully renovated in 2014. A specialized drainage system ensures a completely dry basement, maintaining a perfect indoor climate year-round.

**Sustainable Energy Solutions** – The villa is equipped with solar panels and photovoltaic systems, significantly reducing energy costs while providing hot water and electricity.

**Climate Control** – A Viessmann central heating system and air conditioning offer optimal temperature regulation in every season.

**Wellness Facilities** – A brand-new sauna, two cozy fireplaces, and an exclusive limestone finish add to the property's charm and comfort.

**Maintenance & Management** – A dedicated concierge service oversees the villa, gardens, and infinity pool twice a week, ensuring pristine upkeep.

The villa is offered fully furnished and even includes a 2014 KIA Sportage (35,000 km) in the price as a bonus.

With its prime location in a tranquil setting yet with unmatched convenience this villa is just a short drive from key destinations such as Estepona (10 minutes), La Duquesa & Sotogrande Marinas (10 minutes), Marbella & Puerto Banús (30 minutes), Málaga International Airport (50 minutes), but also walking distance to the beach and service area for daily errands.



## Spécification:

### Caractéristiques

Terrasse couverte

Terrasse privée

Salle de stockage

Sol en marbre

Armoires ajustées

Sauna

Appartement

Barbecue

### Paramètre

Près du port

Près de la mer

Proche des magasins

Près de la ville

Près des écoles

### Meubles

Entièrement meublé

### Parking

Private

Cote d'émission de CO2

D

### Climatisation

Climatisation

Cheminée

### Condition

Excellent

### Cuisine

Partiellement ajusté

### Services publics

Chauffage de l'eau solaire

### Vues

Mer

Panoramique

### Piscine

Private

### Jardin

Private

### Cote d'énergie

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