



## Detached Villa for sale in Estepona, Estepona

2,100,000 €

Reference: R5140921 Bedrooms: 5 Bathrooms: 5 Plot Size: 1,160m<sup>2</sup> Build Size: 696m<sup>2</sup>





---

## Costa del Sol, Estepona

Spacious Villa with Panoramic Sea Views in Estepona – Seghers Situated in the prestigious residential area of Seghers, one of Estepona's most sought-after addresses, this large family villa enjoys a truly privileged location. Just a short walk from Playa del Cristo beach, Estepona Marina, and the charming town centre, the property combines tranquillity with unbeatable convenience. Set on a generous 1,200 m<sup>2</sup> plot, the villa offers 5 bedrooms and 5 bathrooms, expansive living areas, and a wealth of outdoor space designed for the Mediterranean lifestyle. The private swimming pool, sun-drenched terraces, and landscaped gardens provide the perfect setting to enjoy the spectacular views of the Mediterranean Sea, Gibraltar, and even the African coastline. Upon entering the villa, you are welcomed into a hallway leading to a spacious open-plan sunken lounge and dining area. From here, a further lounge and dining space has been fully enclosed with glass curtains, creating a stunning summer and winter room with panoramic views. An additional TV lounge offers privacy yet also connects to this space. A fully equipped kitchen and a guest bedroom complete this main level. The upper floor comprises four bedrooms, each with access to two terraces that showcase breathtaking coastal views. The lower level is dedicated to leisure and wellness, featuring a fully equipped gym, Jacuzzi, sauna, and games room. Additional storage rooms and a workshop provide flexibility to create further accommodation if required. This level also gives access to the large double garage, while the property benefits from its own private water well, ideal in emergencies. Outside, the landscaped gardens feature a generous swimming pool with ample space for sun loungers and outdoor dining. A built-in BBQ area makes the perfect setting for alfresco entertaining. Further features include: • Hot and cold air conditioning • Alarm system • Open fireplace • The property is offered fully furnished With Marbella just 20 minutes away, Gibraltar 30 minutes, and Málaga Airport around one hour, this villa also offers superb connectivity. Close to supermarkets, restaurants, golf courses, and all amenities, it represents an ideal choice for both family living and investment. A rare opportunity to acquire a spacious villa in Estepona's exclusive Seghers district, offering exceptional views and unbeatable potential.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Gym  
Games Room  
Guest Apartment  
Utility Room  
Jacuzzi  
Barbeque  
Basement  
Fiber Optic

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Beach  
Port

### Pool

Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Solar water heating

### CO2 Emission Rating

E

### Orientation

South

### Setting

Close To Port  
Close To Sea  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Optional

### Security

Alarm System  
Entry Phone

### Category

Holiday Homes  
Golf  
Resale

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
More Than One

### Energy Rating

E