

## Vrijstaande Villa te koop in New Golden Mile, Estepona

1.350.000 €

Referentie: R4459303 Slaapkamers: 5 Badkamers: 5 Plotgrootte: 566m<sup>2</sup> Perceelgrootte: 450m<sup>2</sup> Terras: 100m<sup>2</sup>



## Costa del Sol, New Golden Mile

### Family Villa in the Prestigious El Campanario Residential Area

Discover this stunning family villa located in the highly sought-after area of El Campanario, just minutes away from the vibrant destinations of Guadalmina, San Pedro, Benahavís, Puerto Banús, and Estepona. This prime location offers unmatched convenience, providing easy access to major towns, top schools, renowned golf courses, and, of course, the beautiful beaches of the Costa del Sol.

### Prime Location and Luxurious Amenities

Nestled on a quiet street lined with detached villas, this property is secured behind electric gates leading to a private garage. Just steps away is the exclusive El Campanario Golf & Country Club, offering a gym, indoor pool, restaurant, bar, hair salon, and a nearby nursery, making it perfect for families.

### Andalusian Charm with Modern Elegance

The villa exudes authentic Andalusian style with its tiled roof, bougainvillea-covered walls, and vaulted wooden ceilings. The combination of traditional Ronda tiles and marble flooring throughout adds a touch of elegance and warmth. Upon entering, you are greeted by a spacious hall that leads into a magnificent living area with high vaulted ceilings and direct access to the covered terrace and back garden, overlooking the pool.

### Sunlit Spaces for Comfort and Relaxation

With a west-facing orientation, the villa ensures that the pool area basks in sunlight throughout the afternoon and evening, while the rear terrace enjoys the morning sun. The cozy living room features a charming fireplace, complemented by hot and cold air conditioning throughout the house for year-round comfort.

The functional, well-equipped kitchen has direct access to the garden, perfect for outdoor entertaining. On the main level, you'll find what could be a master suite with an en-suite bathroom and patio doors leading down to the pool and garden area. There is also another bedroom with an en-suite bathroom and doors opening to a side garden.

### Bedrooms with Views and Luxurious Comfort

Upstairs, a grand master suite awaits, complete with a large west-facing terrace offering stunning golf course views, and a private balcony overlooking the pool area. This room also features ample wardrobe space and a beautifully appointed en-suite bathroom. Additionally, a fourth bedroom on this level has doors leading to a spacious rear terrace.

### Endless Potential with Spacious Basement

The expansive 160 m<sup>2</sup> basement offers limitless possibilities. With natural light and a dry environment, it can be transformed into a playroom, additional accommodation, a home cinema, gym, office—the choice is yours. The basement also provides access to the garage.

### A Rare Opportunity in El Campanario

Villas in this exclusive area are rarely available, making this a unique opportunity not to be missed. Contact us today to schedule a viewing; we have the keys in the office and are ready to show you your future home.

## Kenmerken:

### Extra's

Overdekt terras  
Nabij transport  
Privéterras  
Opslagruimte  
Marmeren vloeren  
Dubbele beglazing  
Sauna  
Bijkeuken

### Uitzicht

Berg  
Panoramisch  
Land  
Tuin  
Golf  
Zwembad  
Privé  
Tuin  
Privé

### Zonorientatie

West  
Zuidwesten

### Ligging

Commercieel gebied  
Dicht bij golf  
Dicht bij zee  
Dicht bij winkels  
Dicht bij scholen

### Meubilering

Niet ingericht

### Beveiliging

Alarmsysteem

### Klimaatbeheersing

Airconditioning  
Koud A/C  
Hete a/c  
U/f/h Badkamers

### Huidige Staat

Onlangs gerenoveerd

### Keuken

Volledig passend  
Parkeergelegenheid  
Garage  
Privé