



## Frakoblet villa til salg i Estepona, Estepona

3.600.000 €

Reference: R5173648 Soveværelser: 6 Badeværelser: 6 Grundstørrelse: 15.456m<sup>2</sup> Byg Størrelse: 900m<sup>2</sup> Terrasse: 600m<sup>2</sup>





## Costa del Sol, Estepona

Magnificent contemporary-style villa, located just a 5-minute drive from the center of Estepona, in a privileged natural setting offering complete privacy and panoramic views of the sea, mountains, Gibraltar, and Africa. The property sits on a large plot of 15,500 m<sup>2</sup>, of which 12,000 m<sup>2</sup> are completely flat, providing ample space for stables and a riding arena, tennis court, and other recreational or sports possibilities. The estate features around 30 olive trees, allowing for the production of your own olive oil, and a pine forest that enhances privacy and the natural charm of the surroundings. The property is situated at 200 m above sea level, offering 280° panoramic views.

The villa's design stands out for its elegant and modern architecture, with abundant natural light and carefully selected decor that reflects a refined and sophisticated style. Every detail has been considered to optimize comfort and efficiency, using high-quality materials and a sustainable approach, making it an eco-friendly and self-sufficient residence.

In addition, this villa offers the best maintenance-cost-to-sale-price ratio on the entire Costa del Sol, with exceptionally low expenses for a property of this caliber: annual IBI of €3,087, approximate electricity consumption of €1,059 per year, and water expenses of €483 per year. These figures are remarkable considering the size of the estate, the built area, the extensive tropical gardens, and the presence of solar panels that enhance energy efficiency and sustainability.

The home features six spacious en-suite bedrooms, each with a private bathroom, ensuring maximum comfort and independence, along with the possibility to create a seventh bedroom in the duplex area, adapting perfectly to the owner's needs. This layout makes it an ideal home for large families or for hosting guests with complete privacy. The fully equipped open-concept kitchen flows seamlessly into the various indoor and outdoor living areas, designed to maximize functionality and light, accommodating different moods—from relaxing spaces to areas perfect for social gatherings. Additionally, it includes a party room and a separate guest area, expanding entertainment possibilities without compromising the privacy of the main residence.

Water supply is guaranteed through both the municipal network and a private self-supply system, ensuring independence and comfort at all times. Outdoors, the gardens are meticulously designed and maintained, offering various relaxation areas and chill-out spaces to enjoy the Mediterranean climate and natural surroundings. The property also features a closed garage for multiple vehicles, a large parking area with capacity for over 30 cars, and a multipurpose area that can accommodate different configurations: tennis or padel courts, mini-golf, or even a helipad, combining practicality and exclusivity in one place.

In short, this is an exceptional villa that combines luxury, privacy, sustainability, and an unbeatable location, designed for those seeking a high-quality lifestyle in one of the most sought-after areas of the Costa del Sol.



## Funktioner:

### Funktioner

Dækket terrasse  
Privat terrasse  
Satellit -tv  
Opbevaringsrum  
Ensuite badeværelse  
Marmorgulve  
Dobbeltvindue  
Monterede garderober  
Solarium  
Wifi  
Spillelokale  
Gæstelejlighed  
Værktøjsrum  
Jacuzzi  
Bar  
Grill  
I nærheden af kirken

Adgang for mennesker med reduceret mobilitet

### Synspunkter

Hav  
Bjerg  
Panoramisk  
Land  
Have  
Pool  
Golf  
Gårdsplads  
Skov

### Pool

Opvarmet  
Privat

### Have

Privat  
Anlæg  
Nem vedligeholdelse

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand  
Fotovoltaiske solcellepaneler  
Solvandsopvarmning

### Orientering

Syd  
Sydøst  
Sydvest

### Indstilling

Tæt på havn  
Urbanisering  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
Land  
Tæt på skov  
Tæt på marina

### Møbel

Valgfri

### Sikkerhed

Gated kompleks  
Alarmsystem  
Indgangstelefon

### Kategori

Investering  
Golf  
Luksus  
Videresalg

### Klimakontrol

Aircondition  
Kold aircondition  
Varm aircondition  
Ildsted  
Centralvarme

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Parkering

Garage  
Privat  
Dækket  
Åben  
Mere end en