



R5309692

📍 Punta Chullera

REF# R5309692 765.000 €

BEDS

4

BATHS

3

BUILT

248 m²

PLOT

925 m²

#### Location

Punta Chullera is a privileged and peaceful coastal location on the western Costa del Sol, ideally positioned between Sotogrande and Estepona. Elevated above the Mediterranean, it enjoys breathtaking panoramic views towards Gibraltar and the coastline of Morocco, offering privacy, natural beauty, and a true sense of exclusivity.

The area benefits from excellent accessibility, with Gibraltar International Airport just 25 minutes away and Málaga-Costa del Sol Airport around one hour's drive, providing convenient international connections.

Close by, Sotogrande Marina offers luxury yachts, polo, golf, and fine dining, while Puerto de la Duquesa provides a charming marina lifestyle with restaurants and beachfront promenades. The surrounding area is renowned for its gastronomy, including popular venues such as Trocadero Sotogrande and El Gaucho de Sotogrande.

Residents enjoy access to some of the Costa del Sol's most beautiful and unspoiled beaches, including Playa de Chullera and Playa del Cristo. Combining tranquillity, luxury amenities, and proximity to world-class leisure and dining, Punta Chullera is one of the region's most sought-after locations for an exclusive Mediterranean lifestyle.

## Indoor Layout

The villa is thoughtfully designed to maximise space, light, and its spectacular coastal views. A stunning entrance hall welcomes you into the main residence, creating an immediate sense of elegance and openness. To the right of the entrance are two spacious guest bedrooms and a beautifully appointed bathroom, while to the left a feature staircase leads to the private upper level.

Upstairs, the impressive master suite enjoys complete privacy and breathtaking panoramic views of the Mediterranean coastline.

From the entrance hall, the home flows naturally into a generous open dining area, ideal for both everyday living and entertaining. The modern kitchen is positioned to the right, designed for both functionality and social connection. Beyond this, the villa opens into a bright and inviting lounge, where windows capture the incredible coastal vistas. Adjacent to the living area is a sunroom, offering a versatile space to relax and enjoy the views throughout the year.

In addition to the main house, the property features a fully self-contained guest unit. This independent space includes a bedroom, bathroom, a fully equipped kitchen, and a large sunroom, making it perfect for guests, extended family, or rental opportunities while maintaining privacy from the main residence.

The property has already undergone extensive renovation in most areas, creating a modern and stylish living environment. Some rooms are currently in need of renovation, presenting an excellent opportunity for a new owner to personalise the final details and add their own touch, enhancing both the lifestyle and investment potential of this exceptional coastal home.

## Outdoor Layout

The exterior of the property is equally impressive, offering generous outdoor spaces designed to embrace the Mediterranean lifestyle. Set within lush, mature gardens, the villa enjoys a sense of privacy and tranquillity, surrounded by greenery and open skies.

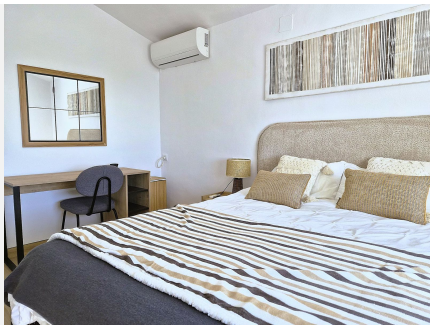
At the heart of the outdoor area is a perfectly sized swimming pool, ideal for cooling off on warm summer days while enjoying the breathtaking coastal views. A vast wrap-around terrace extends from the main living areas, providing exceptional space for sunbathing, outdoor dining, and entertaining. From here, the panoramic views stretch across the coastline, creating a spectacular backdrop from sunrise to sunset.

The property also benefits from an expansive parking area with ample space for multiple vehicles, in addition to a private garage, ensuring both convenience and security. Altogether, the outdoor areas offer the perfect balance of relaxation, entertainment, and practicality in a stunning setting.



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