



R5426542

📍 Estepona

REF# R5426542 1.785.000 €

BEDS

4

BATHS

3

BUILT

168 m<sup>2</sup>

PLOT

254 m<sup>2</sup>

BRAND NEW LISTING TO THE MARKET!

LUXURY BEACHFRONT VILLA WITH PANORAMIC SEA VIEWS, PRIVATE ROOFTOP & JACUZZI.

- Valid Touristic Licence
- Proven luxury holiday rental with established rental income
- Excellent investment opportunity with immediate rental potential

Wake up to the sound of the Mediterranean and enjoy uninterrupted frontal sea views from every room of this exceptional beachfront villa in Estepona. Completely renovated from top to bottom in 2021, this unique property combines contemporary architecture, premium finishes, smart-home technology and an unbeatable location directly on the beach.

Designed for effortless indoor-outdoor living, the villa offers bright open spaces, multiple terraces and breathtaking views from sunrise to sunset. Whether you're looking for a luxury holiday home, a high-end

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rental investment or a permanent residence by the sea, this property delivers an exceptional lifestyle.

## PROPERTY HIGHLIGHTS

- \* Absolute beachfront location with direct beach access
- \* Fully renovated to the highest standards in 2021
- \* Frontal Mediterranean Sea views from every room
- \* Private Jacuzzi overlooking the sea
- \* Spectacular 70 m<sup>2</sup> rooftop terrace with 180° panoramic sea views
- \* Three spacious terraces with different orientations for sun or shade throughout the day
- \* Professional outdoor Teppanyaki cooking area
- \* Large communal swimming pool just steps away
- \* Smart home automation system
- \* High-speed fibre internet
- \* Built-in ceiling speakers throughout the villa
- \* Air conditioning in every room
- \* Luxury indoor kitchen with premium appliances, double ovens, induction hob, dishwasher, wine cabinet and separate laundry room with washer and dryer
- \* Televisions in the living room, kitchen and all bedrooms
- \* Three elegant bathrooms, including an outdoor shower
- \* Private parking nearby

The rooftop terrace is undoubtedly the heart of the home. Offering uninterrupted 180° sea views, it features a stylish lounge area, pergola, outdoor dining space and professional Teppanyaki grill—creating the perfect setting for entertaining family and friends while watching spectacular sunsets over the Mediterranean.

Every bedroom enjoys uninterrupted sea views, allowing you to wake each morning to the sight and sound of the waves just metres away. The seamless connection between the interior and the outdoor terraces creates a unique coastal lifestyle rarely found on the Costa del Sol.

For those who prefer a pool to the sea, the beautifully maintained communal swimming pool provides a peaceful alternative, while the villa's private Jacuzzi offers the perfect place to relax with a glass of champagne as the sun sets over the Mediterranean.

## PRIME LOCATION

Located just:

- \* 4 km from Estepona Marina
- \* 7 km from Estepona Old Town
- \* 20 minutes from Marbella
- \* Approximately 70 km from Málaga International Airport

The villa also enjoys easy access to Marbella, Puerto Banús, Benahavís, Sotogrande, Ronda and Tarifa.

Estepona has become one of the Costa del Sol's most desirable destinations, celebrated for its authentic Andalusian charm, colourful flower-filled streets, vibrant marina, excellent restaurants, stylish beach clubs

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and more than 300 days of sunshine each year. With convenient international flight connections and excellent motorway access, it is the perfect destination for both holidaymakers and permanent residents.

This extraordinary beachfront villa represents a rare opportunity to own one of the finest frontline beach properties on the Costa del Sol—where luxury, privacy and the Mediterranean lifestyle come together in perfect harmony.



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