



## HOUSE 5 BEDROOMS 5 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5358481 1.667.000 €

BEDS

5

BATHS

5

BUILT

533 m<sup>2</sup>

TERRACE

35 m<sup>2</sup>

Exclusive villa for sale in Estepona, a unique property combining space, absolute privacy and outstanding potential in one of the fastest-growing areas of the Costa del Sol. Set on an impressive 9,390 m<sup>2</sup> fully fenced plot, the villa offers 533 m<sup>2</sup> of built space, surrounded by nature, with panoramic open views and a peaceful setting just minutes from the sea and all amenities.

The property is distributed over three levels, designed for both functionality and versatility. The main floor features a spacious living room with fireplace, a fully equipped kitchen with outdoor laundry area, a guest toilet and two bedrooms with en-suite bathrooms. The upper level is dedicated to relaxation, offering a stunning master suite with walk-in wardrobe, en-suite bathroom and access to a large private terrace with views, as well as an additional room ideal as an office or fourth bedroom. A separate viewpoint with 360° views adds a unique touch.

The lower level offers a large multifunctional space, including an independent guest area with kitchen, en-suite bathroom and living room, as well as a garage for three vehicles and multiple possibilities for

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conversion into a gym, cinema room or additional bedrooms.

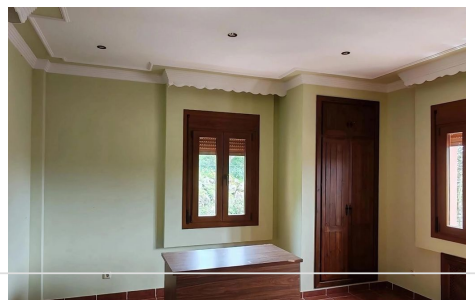
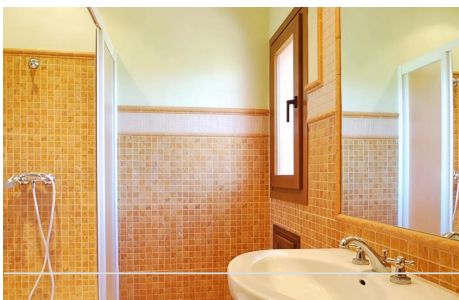
The outdoor areas are one of the property's main highlights, featuring extensive gardens, a BBQ area, a separate 30 m<sup>2</sup> wine cellar and a plot with significant agricultural and equestrian potential. The land includes fruit trees in production such as mango, avocado, orange, loquat and fig trees, as well as the possibility to create stables and equestrian facilities.

In terms of efficiency and autonomy, the property benefits from gas heating with its own underground tank, a legalised well and a large water reservoir with filtration system, ensuring sustainability and independence.

The villa also offers four independent access points, two of them motorised, and a fully paved access road, providing convenience and security.

Ideally located, the property is just minutes from Estepona town, Puerto Banús and Marbella, with easy access to supermarkets, international schools and renowned golf courses.

A rare and exceptional property, ideal as a private residence, country estate or investment opportunity with multiple possibilities in a high-demand area.



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