



## HOUSE 4 BEDROOMS 3 BATHROOMS IN ESTEPONA

 Estepona

REF# R5422087 1.785.000 €

BEDS

4

BATHS

3

BUILT

257 m<sup>2</sup>

TERRACE

51 m<sup>2</sup>

This exclusive beachfront villa in Estepona was fully renovated from top to bottom in 2021 and combines modern luxury with a unique location right by the sea. It is the ideal spot for those who love life and seek peace and privacy, yet still want to stay close to all the hotspots: the marina 4 km away, the centre of Estepona 7 km away, and iconic destinations such as Ronda, Marbella, Benahavís, Sotogrande and Tarifa within easy reach.

The villa offers every comfort for a carefree stay. All rooms are equipped with air conditioning and enjoy frontal sea views – even from your bed you can hear the waves caressing the beach. There are three bathrooms, including a refreshing outdoor shower. For cooking enthusiasts there is a super-deluxe indoor kitchen, fully equipped with dishwasher, double ovens, microwave, freezer, large refrigerator, induction hob, coffee machine and all the small appliances you could need. Even a built-in professional wine cabinet is not lacking. In addition, there is a separate laundry room with washing machine and dryer. Outside on the terrace awaits a professional teppanyaki for cooking long evenings in style.

On the multimedia front, everything has been thought of: televisions in all bedrooms, living area and kitchen, built-in speakers in the ceilings, lightning-fast wifi and a complete home automation system.

The outdoor spaces are a true paradise: a large and fully enclosed swimming pool, where both lap

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swimmers and playing children find their fun, free parking 100 m away, and multiple terraces with different orientations so you can enjoy sun or shade all day long. For an extra touch of luxury there is a private jacuzzi on the front terrace, perfect for relaxing with a glass of champagne while gazing out over the Mediterranean Sea.

The absolute eye-catcher is the 70 m<sup>2</sup> rooftop terrace with 180° panoramic sea views and direct access to the kitchen and living area. Here you experience the ultimate Mediterranean dream, just a few metres from the beach. You simply cannot get any closer to the sea.

Colina del Mar has three beautiful terraces, each with its own charm. On the entrance side of the property lies a west-facing terrace with a spacious, fixed lounge set – the ideal place to relax in the evening sun. The second terrace is located on the ground floor and offers breathtaking sea views. Here you will also find an outdoor shower and a private jacuzzi, perfect for fully unwinding. This terrace connects directly to the kitchen and bedrooms, allowing indoor and outdoor living to flow seamlessly into one another.

The absolute highlight is the generous rooftop terrace. Equipped with a stylish corner lounge, a pergola for the necessary shade and a professional Teppanyaki with a cosy aperitif corner, this is the place for long summer evenings. Thanks to the direct access to the living area and the panoramic sea view, this terrace forms the beating heart of the house.

At Colina del Mar you enjoy all modern comforts and the magic of the sea. The villa is fully equipped with a home automation system, fast wifi, built-in ceiling speakers throughout and televisions in the bedrooms, kitchen and living area – everything has been thought of.

On top of that, the property has its own access to the beach and all rooms have frontal sea views. Even from your bed you can see and hear the waves gently caressing the beach. Thanks to three terraces with different orientations, you can choose between sun and shade throughout the day, always with that unforgettable view as a backdrop.

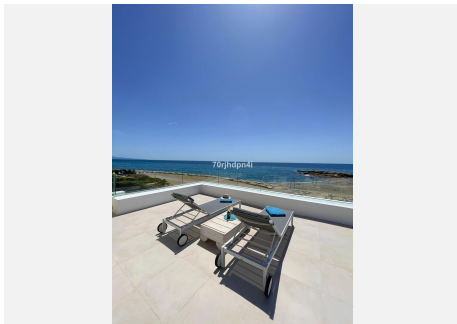
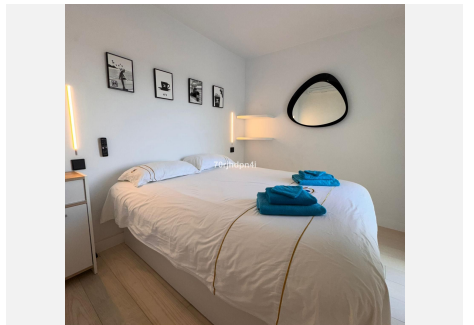
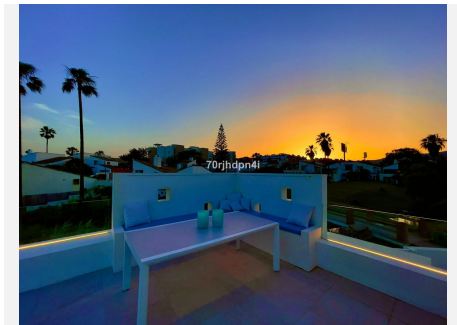
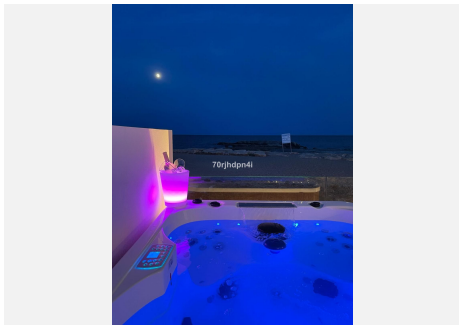
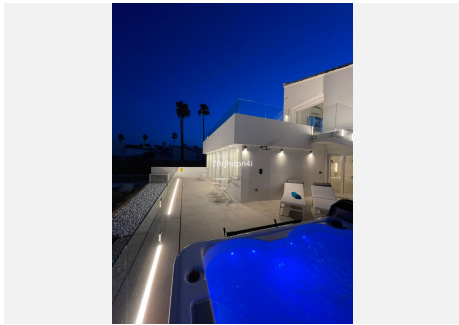
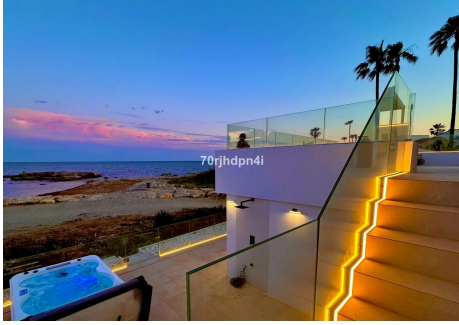
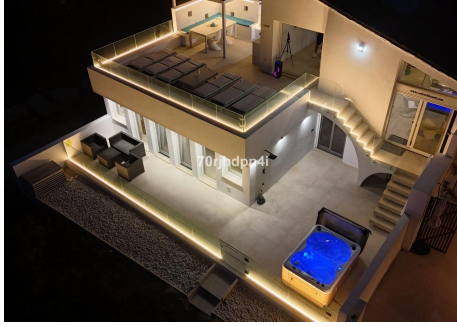
For those who prefer not to swim in the sea, Colina del Mar also offers a beautiful and spacious outdoor swimming pool. The crystal-clear blue water invites you to a refreshing dip or a relaxed lap, while the generous lounging space around the pool is ideal for sunbathing in complete peace. The pool thus forms the perfect alternative to the sea, with all comforts within easy reach.

This gem on the Costa del Sol, just 70 km from Málaga airport and a 20-minute drive from Marbella, has in recent years grown into one of the most beloved destinations in Southern Spain. It owes this to its authentic Spanish atmosphere: narrow streets full of colourful flower pots, lively tapas bars and restaurants, inviting terraces, wide sandy beaches with cosy beach bars and a charming fishing and yacht harbour. Together they create an irresistible mix that makes every stay unforgettable. Add to that the wonderful climate with more than 300 days of sunshine per year, and you immediately understand why so many travellers keep returning here. And all of this is reachable in just 2.5 hours of flying from most European airports.

Thanks to the many low-budget airlines and the affordable rental cars, this destination is accessible to everyone. Whether you enjoy freshly grilled sardines on the beach, a cool cocktail in a beach bar, a romantic evening stroll along the coastline, a vigorous trek in the mountains or simply the impressive nature – there really is something for everyone here. With hundreds of restaurants, countless tapas bars and dozens of beach clubs, there is always something new to discover. Even after many visits, every trip remains surprising, with ever new culinary and atmospheric gems.?????

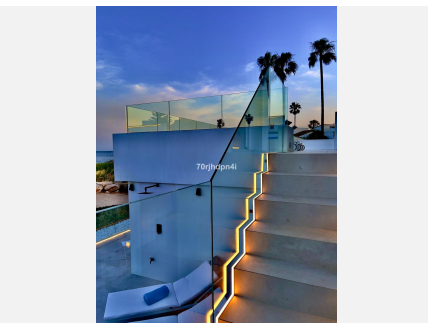
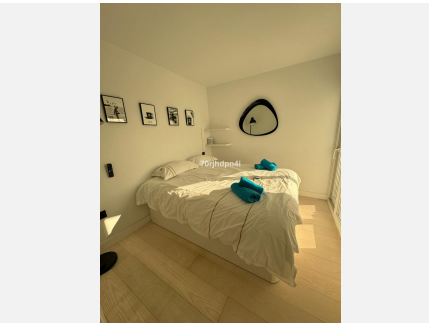
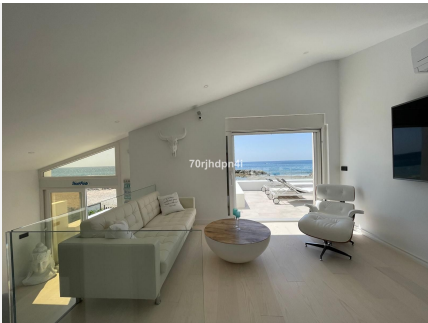
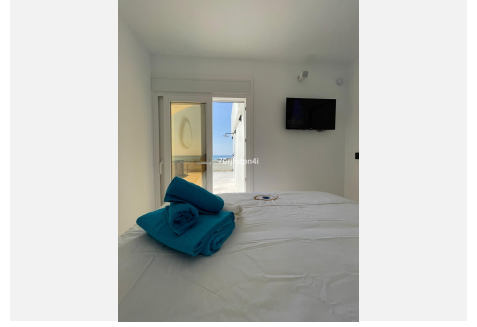
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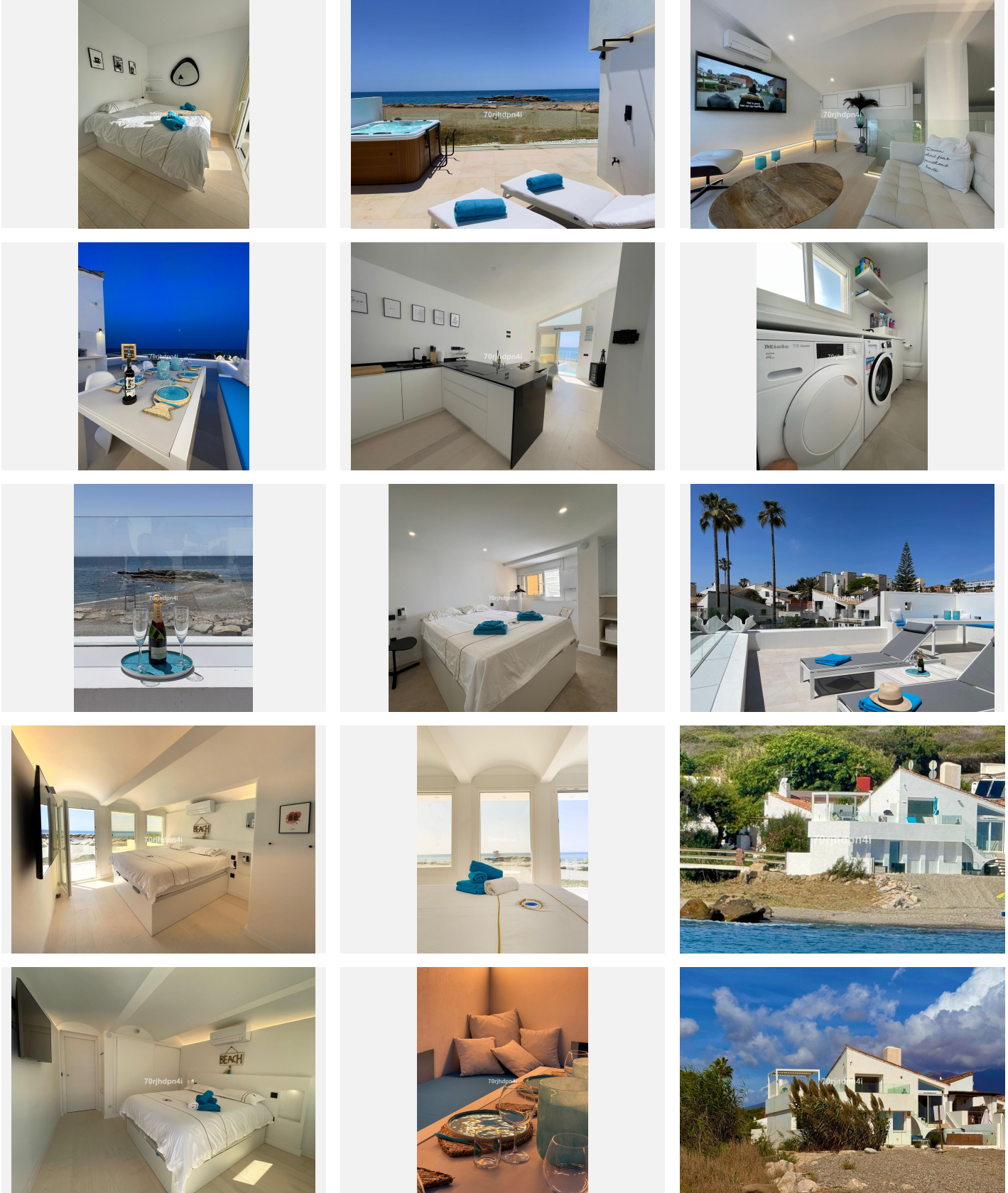
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