



# Detached Villa in Estepona

Price € 2,495,000

Bedrooms	3
Bathrooms	2.5
Build Size	425 m <sup>2</sup>
Terrace	87 m <sup>2</sup>
Plot Size	3075 m <sup>2</sup>

## SETTING

- ✓ Beachside
- ✓ Close To Sea
- ✓ Close To Marina
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Shops
- ✓ Close To Schools

## ORIENTATION

- ✓ South West

## CONDITION

- ✓ Excellent

## POOL

- ✓ Private
- ✓ Heated

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C

## VIEWS

- ✓ Sea
- ✓ Panoramic
- ✓ Mountain
- ✓ Garden
- ✓ Country
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Barbeque
- ✓ Basement
- ✓ Fitted Wardrobes
- ✓ Games Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Fiber Optic
- ✓ Near Transport
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ Near Church

## FURNITURE

- ✓ Part Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

## SECURITY

- ✓ Entry Phone
- ✓ Alarm System

## PARKING

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Open
- ✓ More Than One
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

## CATEGORY

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

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### Andalucian Villa – Seghers, Estepona

Set within the prestigious enclave of Seghers, Casa Celina is a truly distinguished villa that combines timeless Andalusian charm with exceptional positioning and scale. Elevated at the highest point of the area, this remarkable residence commands uninterrupted, south-facing panoramic views over the Mediterranean, extending to Gibraltar and the majestic Atlas Mountains in Morocco.

Occupying the largest plot within Seghers—spanning over 2,500 m<sup>2</sup>—the property is enveloped by exquisitely landscaped gardens. Mature palm trees and a variety of fruit trees create a lush, private sanctuary, offering a rare sense of tranquillity and natural beauty just moments from the heart of Estepona.

Bathed in natural light throughout the day, this elegant Andalusian-style villa offers a refined yet relaxed lifestyle, where privacy and serenity meet effortless access to the coast. Both Playa del Cristo and the lively Estepona Marina are within comfortable walking distance.

The residence is thoughtfully distributed and designed for both comfort and entertaining. Upon entering, a welcoming entrance hall leads into a spacious living area, where large openings connect seamlessly to a covered terrace overlooking the swimming pool, gardens, and the Mediterranean beyond. The flow continues into an elegant dining area and a well-appointed kitchen with adjoining scullery.

A grand double staircase ascends from the main living area to the upper level, where the entire floor is dedicated to the luxurious principal suite. This private retreat features an ensuite bathroom with jacuzzi bath and separate shower, as well as a generous terrace offering breathtaking views across the coastline, Gibraltar and North Africa. Adjacent to the master suite, a spacious TV lounge provides additional comfort and flexibility, with the potential to be converted into a fourth bedroom if desired.

The west wing of the ground floor hosts two well-proportioned guest bedrooms sharing a bathroom, while a separate guest toilet is conveniently located for visitors. Throughout the home, underfloor heating ensures year-round comfort, enhancing the villa's sense of understated luxury.

A discreet side entrance from the kitchen leads to the lower level, where a closed and covered garage is found. The expansive basement offers exceptional potential, with ample space to extend the garage capacity to accommodate three to four additional vehicles, or to create bespoke leisure facilities such as a gym, cinema room, or guest accommodation.

Casa Celina represents a rare opportunity to acquire a truly unique property—where scale, views, privacy, and location come together in perfect harmony.

#### About Seghers - The “Beverly Hills” of Estepona

Seghers is widely regarded as one of the most exclusive residential addresses in Estepona, often referred to as the “Beverly Hills” of the area. Defined by its peaceful surroundings, generous villa plots, and elevated positions with sweeping sea views, Seghers offers a refined residential environment just moments from the coastline.

Despite its sense of seclusion, the area is ideally located close to all amenities, including beaches, fine dining, boutique shopping, international schools, and the charming historic centre of Estepona—making it one of the most desirable locations on the Costa del Sol for discerning buyers.

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# GALLERY







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