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## CASA 3 DORMITORIOS 3 BAÑOS IN ESTEPONA

📍 Estepona

REF# V4714240 **1.500.000 €**

DORM.	BAÑOS	CONS.	PARCELA	TERRACE
3	3	226 m <sup>2</sup>	756 m <sup>2</sup>	124 m <sup>2</sup>

New contemporary villa in New Golden Mile, Estepona.

This new villa offers the ideal mix of privacy and comfort, where the exclusivity of having a golf course within arm's reach enriches your daily life. Become part of the most distinguished selection of contemporary villas in Estepona, located in a strategic hub. A mere ten minutes from the vibrant marina and the picturesque old town of Estepona, and less than half an hour from Puerto Banús and Marbella.

Nestled in an environment where the freshness of nature intertwines with the sea breeze, at the base of the hills of the majestic Sierra Bermeja. Situated in the heart of Estepona Golf, the green surroundings blend harmoniously with the natural landscape. It is an oasis of peace, immersed in nature, boasting privileged views of the sea, the golf course and the mountains, and where the silence is punctuated only by the melody of birdsong.

The architecture is a stunning combination between aesthetic allure and functionality, both inside and



outside, creating expansive, luminous spaces that capture the light and essence of Mediterranean life. Furthermore, the homes boast spacious terraces that are ideal for making the most of the 320 days of sun that the Costa del Sol enjoys every year.

This property has been masterfully designed with high ceilings and expansive windows creating spaces bathed in natural light from where you can enjoy the views of the sea and the golf course. Premium materials are meticulously selected to seduce the senses and create an atmosphere of refined elegance. It brings together innovation and nature, crafting residences featuring the latest technology and decorated with colours that evoke the natural environment. Leave the sliding windows open and your elegant interior spaces merge seamlessly with the outdoors, onto expansive covered and uncovered terraces that invite you to enjoy the pool and verdant gardens.

The construction materials are selected not only for their superior quality but also for their ability to provide exceptional thermal insulation. Complemented with avant-garde ventilation and airconditioning systems, the villas boast underfloor heating and energy-efficient Altherma hot water systems.

This villa is primed for the addition of bespoke home automation systems, providing the option of customising the technology according to your requirements. This customization enriches your experience and comfort regarding aspects such as air conditioning, video door station, lighting and sound systems.

Kitchens blend innovation with avant-garde design, featuring elements such as the modern BORA induction hob with its integrated extractor system, and the hi-tech MIELE white goods. This space is designed to be the perfect balance of aesthetics and functionality, providing a space that flows with the open plan concept of the living area, inspiring both social relationships and culinary creation.

Your main suite will be the perfect retreat on the upper floor, boasting its own private terrace where the option of installing a jacuzzi further maximises the pleasure from this open-air space. Imagine a terrace on which you can spend time relaxing or sunbathing in utmost privacy, while savouring the views of the lush 18-hole course at Estepona Golf, the surrounding nature and, of course, the magnificent sea. The main bedroom will be a place where peace and privacy are guaranteed, with meticulous soundproofing and UV-ray filtering windows, ensuring a serene and health-conscious environment. The master bedroom is distinguished by two essential features: the ensuite bathroom and the walk-in wardrobe, each remarkable for their superior quality and functionality. The main bathroom combines modern, clean lines with top-of-the-line materials, sophisticated Geberit fittings, a Calacatta countertop with double sinks, and a rain effect shower to truly indulge your senses. Matching in meticulous craftsmanship, the walk-in wardrobe is the perfect mix of style and practicality. The units, with smooth-opening drawers, optimize space, allowing for a distinguished organization of garments and accessories. The carefully-designed lighting and finishes are a hallmark of the quality of your home. The bespoke furniture of the walk-in wardrobe, the exclusive bathroom materials and the glass balustrade on the terrace turn the main suite into your personal oasis of comfort.



The shapes inspired by the natural setting are perfectly integrated into the gardens, where light, space and the views are a special privilege. Unparalleled design and quality, with security doors in Iroko wood, terraces with non-slip tiles, infinity pools in a selection of villas, elegant wooden cantilever staircases, smooth sliding doors and double glazing with UV protection, among other premium features.

Set out as detached villa, the gardens with their aromatic plants provide a balanced Mediterranean ambience to truly complement the home. The vegetation has been carefully selected, not only to reflect the native flora of the region but also for its ability to thrive considering the villas' orientation, the wind patterns and the unique microclimate of the area.

These gardens are a benchmark of sustainability, created after an in-depth study of the setting to choose species that not only pay tribute to the surrounding nature, while requiring little water and are perfectly adapted to the local conditions.

You have the option to customise the basement, extending the property to three floors and increasing the living space by 188 m<sup>2</sup>. This adaptability allows you to personalize the space to meet your needs, whether for a private gym, a cinema room, a spa, a wine cellar, extra bedrooms or additional accommodation.

