



# Detached Villa for sale in Estepona, Estepona

**1,450,000 €**

Reference: SP1039 Bedrooms: 5 Bathrooms: 5 Plot Size: 418m<sup>2</sup> Build Size: 220m<sup>2</sup> Terrace: 143m<sup>2</sup>





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## Costa del Sol, Estepona

Exclusive New Build Villas on the Front Line of a Golf Course in Estepona&#13;&#13;Luxury Villas with Sea and Golf Views&#13;This exclusive residential project features 14 newly built detached villas located on the front line of the prestigious Azata Golf Club in Estepona. With a privileged location and south-southeast orientation, each property offers stunning panoramic views of the golf course, the Mediterranean Sea and the surrounding mountains, providing an unrivalled setting of peace, nature and luxury.&#13;&#13;Spacious and elegant homes&#13;The villas have been designed to offer maximum comfort, privacy and elegance. Available in 4, 5 and 6 bedroom configurations, many with en-suite bathrooms, these homes stand out for their spacious interiors, high-quality materials and contemporary design.&#13;&#13;Each villa includes:&#13;&#13;Spacious terraces and private garden&#13;Roof terrace with spectacular views&#13;Some units with basement, ideal for creating additional space such as a gym, cinema room or guest area&#13;Fully equipped kitchen&#13;Pre-installation of ducted air conditioning&#13;Premium finishes in bathrooms and interior carpentry&#13;&#13;A Premium Lifestyle in Estepona&#13;Known as 'The Garden of the Costa del Sol', Estepona combines the charm of a traditional Andalusian village with modern amenities and infrastructure. Its cobbled streets lined with flowers, vibrant old town and golden beaches make this town the perfect destination for both year-round living and unforgettable holidays.&#13;&#13;Strategic Location with Excellent Connections&#13;This development is located just:&#13;&#13;1.2 km from the beach&#13;1 km from shopping areas and restaurants&#13;5 km from the centre of Estepona&#13;15 km from Sotogrande and its exclusive marina&#13;20 km from Puerto Banús, the epicentre of luxury on the Costa del Sol&#13;45 km from Gibraltar Airport&#13;50 km from Malaga International Airport&#13;&#13;In addition, it is surrounded by three prestigious golf courses, making it an ideal choice for golf enthusiasts looking for tranquillity without sacrificing comfort.&#13;&#13;Discover Your New Home on the Costa del Sol&#13;These villas represent a unique opportunity for those seeking an exclusive lifestyle in a privileged natural environment. Contact us today for more information or to schedule a visit and discover your future home in Estepona.&#13;&#13;&#13;831



## Features:

### Features

Number of Parking Spaces: 1

Double Bedrooms: 5

Useable Build Space: 110 Msq.

Near Schools

Solarium: Yes

Location: Coastal, Urbanisation

Private Pool

Views: Sea

Gated

Under-Build / Basement

Near Commercial Center

Garden

Terrace: 143 Msq.

Air Conditioning: Pre-Installed

Near Golf / Golf Resort Property

Near Bus Route

Beach: 1300 Meters

### Energy Rating

B

### CO2 Emission Rating

B