



## Detached Villa for sale in Estepona, Estepona

**2,100,000 €**

Reference: R5140921   Bedrooms: 5   Bathrooms: 5   Plot Size: 1,160m<sup>2</sup>   Build Size: 696m<sup>2</sup>





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## Costa del Sol, Estepona

Spacious Villa with Panoramic Sea Views | Seghers, Estepona Set in the exclusive residential area of Seghers, one of Estepona's most coveted addresses, this impressive family villa enjoys a privileged position just a short stroll from Playa del Cristo, Estepona Marina and the vibrant town centre. The location combines peace and privacy with the convenience of having beaches, restaurants and amenities close at hand. The villa is set on a generous 1,200 m<sup>2</sup> plot and offers five bedrooms, five bathrooms and expansive living spaces designed for comfort and entertaining. Panoramic views stretch across the Mediterranean Sea towards Gibraltar and the African coastline, creating a truly spectacular backdrop. A welcoming entrance hall leads into a bright open plan sunken lounge and dining area. From here, an additional lounge and dining space has been enclosed with glass curtains to create a stunning all-season room with uninterrupted sea views. A private TV lounge and a fully fitted kitchen complete the main level alongside a guest bedroom. Upstairs, four further bedrooms open onto two private terraces where the breathtaking coastal views are on full display. The lower level is dedicated to leisure and wellbeing, featuring a fully equipped gym, Jacuzzi, sauna and games room. Storage areas and a workshop offer scope for additional accommodation, while direct access leads to a large double garage. A private water well adds further practicality. Outside, landscaped gardens surround a generous swimming pool with ample terraces for sunbathing and alfresco dining. A built-in barbecue area makes entertaining family and friends effortless. The property is offered fully furnished and includes hot and cold air conditioning, an alarm system and an open fireplace. With Marbella just 20 minutes away, Gibraltar 30 minutes and Málaga Airport around one hour, this villa enjoys excellent connectivity as well as close proximity to supermarkets, golf courses and international schools. A rare opportunity to secure a substantial villa in Estepona's prestigious Seghers district, offering exceptional views, superb facilities and outstanding potential.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Gym  
Games Room  
Guest Apartment  
Utility Room  
Jacuzzi  
Barbeque  
Basement  
Fiber Optic

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Beach  
Port

### Pool

Private Pool

### Garden

Private Garden  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Solar water heating  
**CO2 Emission Rating**

E

### Orientation

South

### Setting

Close To Port  
Close To Sea  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Optional

### Security

Alarm System  
Entry Phone

### Category

Holiday Homes  
Golf  
Resale

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
More Than One

### Energy Rating

E