



## Fristående villa till salu i Estepona, Estepona

1 900 000 €

Referens: R5005288 Sovrum: 4 Badrum: 5 Komplot: 555m<sup>2</sup> Bygga: 568m<sup>2</sup>





## Costa del Sol, Estepona

Modern design villa in the exclusive Arboleda residential area, ideally located between San Pedro, Benahavís and Marbella. Spread over three levels with four bedrooms, five bathrooms, open-plan living spaces, private garden and heated pool.

### Descripción

Contemporary design villa in Arboleda – Estepona

Architectural elegance, privacy and comfort in one of the most desirable areas of the Costa del Sol.

Located in the prestigious residential area of Arboleda, this recently built villa offers an exclusive lifestyle in a peaceful setting, perfectly connected to San Pedro, Benahavís and Marbella.

With modern lines and sophisticated finishes, the property stands on a private plot of over 550 m<sup>2</sup>, surrounded by lush greenery that ensures total privacy. Its functional and elegant design is distributed across three levels, with each space carefully planned for comfort, style and versatility.

### Ground floor

From the moment you enter, the villa radiates light and spaciousness thanks to large floor-to-ceiling windows that seamlessly connect the interior with the exterior. The main floor features a stylish living room opening onto the garden, a designer kitchen with central island and integrated appliances, and a dining area that flows naturally to the outdoors. A guest bedroom with en-suite bathroom is also located on this level.

### Outdoor area

The garden is a serene Mediterranean-inspired retreat with a heated swimming pool, sun loungers, chill-out area and al fresco dining space – ideal for both relaxation and entertaining.

### Upper floor

Three en-suite bedrooms with built-in wardrobes, excellent natural light and private terrace access. The master suite features generous dimensions, a contemporary bathroom and a fully equipped walk-in wardrobe.

### Basement

A standout feature of the property is its multifunctional lower level, which includes a fourth bedroom with a full bathroom, a spacious open-plan area ideal for a cinema room, gym, games area or home office, and a fully equipped separate laundry room.

The villa is sold fully furnished, exactly as shown in the photos, with stylish, high-quality furniture in perfect condition.

### Additional highlights:

Built in 2021

Home automation and integrated climate control

High-quality finishes and thermal insulation

Private parking



Excellent location just minutes from golf courses, international schools and the beach

A villa that masterfully combines contemporary design, construction quality and the Mediterranean lifestyle at its finest.





## Funktioner:

### Drag

Täckt terrass  
Nära transport  
Privat terrass  
Förråd  
Badrum  
Dubbelglas  
Monterade garderober  
Wifi  
Förråd  
Grilla

### Miljö

Handelsområde  
Urbanisering  
Nära havet  
Nära butiker  
Nära skolor  
Stad  
Land

### Möbler

Fullmöblerad

### Parkering

Garage

### Klimatkontroll

Luftkonditionering  
Centralvärme

### Skick

Excellent  
Nybyggnad

### Kök

Fullmonterad

### Verktyg

Soluppvärmning

### Åsikter

Fjäll  
Slå samman

### Slå samman

Uppvärmad  
Privat

### Trädgård

Privat  
Anlagd  
Kategori  
Lyx  
Samtida