

**Sales - House - Estepona**  
**1.795.000€**

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**Ref.-ID: R4293520**

**Estepona**

**House**

**Community: 36 EUR / year**

**IBI: 768 EUR / year**

**Rubbish: 282 EUR / year**



**3**



**3**



**327 m2**



**620 m2**

Elevate your lifestyle with this contemporary villa located in Estepona's prestigious Seghers area. With a stunning modern design and high-end finishes throughout, this villa offers a unique blend of luxury living and sustainability. Step inside and be greeted by the spacious living area, complete with a cozy fireplace with wood and air conditioning that offers both cold and heat settings. The Miele kitchen appliances and open American kitchen are perfect for culinary adventures and entertaining guests. Equipped with an intelligent system, this villa allows you to control the lighting, temperature, and security with ease. The stunning infinity pool and solar panels offer an energy-efficient and sustainable lifestyle, while the large basement provides endless possibilities for customization. Take in the stunning sea views from the modern building, which is south-facing for maximum sunlight exposure. The outdoor BBQ and chill-out area are perfect for hosting guests or enjoying a relaxing day in the sun. Located just a 5-minute drive away from the famous Playa del Cristo with its bays and wide beaches, as well as the well-known Estepona harbor and international restaurants, this villa is perfectly situated to enjoy all that the Costa del Sol has to offer. With solid construction and security shutters, you can enjoy ultimate peace of mind in your new home. With 3 bedrooms and 3 bathrooms, this villa is perfect for families or those who love to entertain. Don't miss out on the opportunity to own a truly unique and luxurious home in one of Estepona's most prestigious areas with this stunning contemporary villa.

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|--|--|---|---|--|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul>  | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul>         | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>  | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>   | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li><li>✓ Fireplace</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Garden</li><li>✓ Pool</li></ul>                                  |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Games Room</li><li>✓ Storage Room</li><li>✓ Wood Flooring</li><li>✓ Barbeque</li><li>✓ Domotics</li><li>✓ Restaurant On Site</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Electric Blinds</li><li>✓ Entry Phone</li><li>✓ Alarm System</li></ul>                     | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Garage</li><li>✓ Covered</li><li>✓ More Than One</li><li>✓ Private</li></ul> |
| <b>Category</b> <ul style="list-style-type: none"><li>✓ Investment</li><li>✓ Luxury</li><li>✓ Contemporary</li></ul>   |  |   |   |  |   |