



Sales - House - Estepona  
**1.500.000€**

[www.arbatstates.com](http://www.arbatstates.com)  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
[info@arbatstates.com](mailto:info@arbatstates.com)



Ref.-ID: R4643602

Estepona

House

Community: 960 EUR / year

IBI: 300 EUR / year

Rubbish: 150 EUR / year



3



2



420 m2



560 m2

Villa located in the heart of the Costa del Sol, just 8 minutes from the beach and 15 minutes from Marbella and Sotogrande, a dream place with enormous landscape wealth where numerous beaches are distributed between the mountains and the sea of El Castillo de la Duquesa, Manilva, Estepona, to Puerto Banús and Benahavis. Very close to the exclusive Valle Romano Golf & Resort and the Sotogrande Polo clubs. The special features of the project have made the most of the unbeatable conditions of the plot through an inverted house with a spectacularly designed pool. The special features of the project have made the most of the unbeatable conditions of the plot through an inverted house with a spectacularly designed pool. The house is made up of 3 floors: It is accessed by pedestrian and vehicle from a higher level of the plot, to an entrance patio where we find a fabulous wooden walkway that gives access to the interior of the house. Once inside, from the master bedroom you can see the magnitude of the back of the house and its evocative views of the mountains. With an unbeatable entrance of natural light and with the highest terrace in the house we will be in full contact with the nature that surrounds this enclave. The house is functionally connected vertically with an exclusively designed elevator and a staircase that recreates a totally unique vertical space. If we continue the journey one floor lower we will reach the double-height central area that is the heart of the home from where everything is understood and everything is visualized. Once here we finish understanding the magnitude of the design chosen for this villa, we find ourselves in front of a spectacular infinity pool, a pool that flies, with the sensation of seeing it floating in the air. Taking into account other more technical descriptive issues of the house, it has a total constructed area of 435 m<sup>2</sup> with porches and terraces. With the following distribution of uses by plants: Upper Access Floor: Entrance hall, the best place to appreciate the interior dimension of the home. The master bedroom and its terrace create the balcony with the best views of the outside of the house. Additionally, this floor has a full bathroom and a dressing room. Lower Noble Floor: The living room, dining room and kitchen create a completely open space that extends along its entire front towards a terrace of almost 30m<sup>2</sup> and the garden, where a swimming pool with a very unique design begins, flying above the ground. From the bedroom on this floor we can connect with the outside porch, a pergola space where we can enjoy the terrace and bathroom area. Basement floor: Gym & SPA, games room and wine cellar, as well as laundry and service areas. Detached Villa, Estepona, Costa del Sol. 3 Bedrooms, 2 Bathrooms, Built 420 m<sup>2</sup>, Terrace 15 m<sup>2</sup>, Garden/Plot 560 m<sup>2</sup>. Setting : Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest, Close To Marina, Urbanisation. Orientation : South West, West. Condition : New Construction. Pool : Private. Climate Control : Air Conditioning. Views : Sea, Mountain, Golf, Beach, Panoramic, Urban, Street. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, WiFi, Gym, Sauna, Storage Room, Utility Room, Marble Flooring, Barbeque, Double Glazing, Domotics, 24 Hour Reception, Basement, Fiber Optic. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Private, Easy Maintenance. Security : Electric Blinds, Alarm System, Safe. Parking : Garage, Covered, Private. Utilities : Electricity, Drinkable Water, Telephone, Gas, Solar water heating. Category : Investment.

**Setting**

- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Schools

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ Gym
- ✓ Sauna
- ✓ Storage Room
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing

**Utilities**

- ✓ Telephone

**Orientation**

- ✓ South West

**Furniture**

- ✓ Fully Furnished

**Condition**

- ✓ New Construction

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Private

**Garden**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning

**Security**

- ✓ Alarm System

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Panoramic
- ✓ Urban
- ✓ Street

**Parking**

- ✓ Private