

# Detached Villa for sale in Estepona, Estepona

1,500,000 €

Reference: R4604809 Bedrooms: 5 Plot Size: 500m<sup>2</sup> Build Size: 300m<sup>2</sup> Terrace: 40m<sup>2</sup>





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## Costa del Sol, Estepona

### EXCLUSIVE LISTING: YOUR DREAM VILLA IN URBANIZATION SEGHERS

Welcome to your new sanctuary in the renowned Urbanization Seghers, just a delightful 5-minute stroll to Playa del Cristo and a leisurely 15-minute walk to Estepona Marina. This fantastic villa is perched on one of the prime plots, offering unparalleled views of the Mediterranean Sea, the Straits of Gibraltar, and the African coastline.

As you step into this haven, a hallway guides you to a generously sized lounge/dining room, complete with a comforting fireplace and access to a terrace that's perfect for al fresco dining or simply soaking in the mesmerizing horizon. On the same floor, discover a fully fitted kitchen, also opening onto the terrace, a convenient cloakroom, and a versatile study/bedroom.

Ascend the charming Andalucian staircase to the second floor, where an ensuite bedroom and bathroom await, leading to yet another terrace with panoramic views that stretch as far as the eye can see. Two additional bedrooms and another family bathroom complete this level.

The basement unfolds a haven of practical spaces, including a laundry room, pantry, wine cellar, and a cozy lounge area with an additional sleeping space. Another bedroom and a double car garage with remote control doors add to the convenience.

The mature, low-maintenance garden boasts a private pool and a handy storage room.

Notable features include marble floors, air conditioning, solar panels, and top-quality carpentry, including photovoltaics.

This is more than a house; it's a wonderful full-time home where every detail has been thoughtfully crafted to enhance your living experience.

#### Key Features:

- Prime Location: Urbanization Seghers, a short walk to Playa del Cristo and Estepona Marina.
- Panoramic Views: Enjoy breathtaking vistas of the Mediterranean, Gibraltar, and Africa.
- Thoughtful Design: Well-appointed living spaces, including a cozy lounge and versatile study/bedroom.
- Basement Oasis: Laundry room, pantry, wine cellar, and a comfy lounge with an extra sleeping area.
- Outdoor Retreat: Private pool, mature garden, and a terrace for taking in the views.
- Modern Comforts: Marble floors, air conditioning, solar panels, and top-quality carpentry.
- Don't miss the chance to make this wonderful villa your full-time home.

Contact us for an exclusive viewing and step into a life of luxury and comfort.

## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
Utility Room  
Domotics  
Basement  
Fiber Optic

### Views

Sea  
Panoramic  
Pool

### Furniture

Optional

### Security

Alarm System  
Electric Blinds  
Safe

### Category

Bargain

### Orientation

South

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Marina

### Kitchen

Fully Fitted

### Parking

Underground  
More Than One

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Telephone  
Photovoltaic solar panels  
Solar water heating