



**Property type :** Detached Villa

**Location :** Estepona

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southeast

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 389 m<sup>2</sup>

**Plot area :** 630 m<sup>2</sup>

- ✓ Golf property
- ✓ Solarium
- ✓ Airconditioning

- ✓ Basement
- ✓ White goods

- ✓ Terrace
- ✓ Partially furnished



## Beautiful modern villa with golf & sea views

In this contemporary villa the use of natural materials and lightly colored interiors - walls, floors, ceiling and other architectural features including the open plan layout maximise the feeling of being at one with nature by creating warm spaces and a welcoming ambience that is both functional and comfortable.

The avant garde architecture is a mix of the traditional white mediterranean color and interplay of the different volumes of the facades by the combination of clean lines and the use of natural materials to create a very unique style.

Water plays an important part of the architecture and this is visible in the design of the infinity pool with its waterfall feature that blends harmoniously with the landscaped gardens giving an overall feeling of wellness and relaxation.

### COMFORT, DESIGN AND FUNCTIONALITY INTERIOR LIVING SPACES

The kitchen is of the latest design and is spacious with a central island featuring top quality appliances from Siemens. The open plan concept of the ground floor fluidly connects the living and dining spaces with the kitchen to provide different ambiances for cooking, dining and relaxation. All of these areas leading onto large terraces to offer the best of Mediterranean living.

On the upper level there are 3 beautifully designed bedrooms each with its own ensuite bathroom. The Master suite is spacious and features a dressing area and is connected to the bathroom by a glass wall. The elegant bedroom and bathroom are maximized by the extensive use of glass thus inviting the natural light into both rooms and at the same time providing the best possible views.

The other bedrooms and bathrooms have been designed with care and every last detail from the under floor heating, sanitary ware and flooring to the color of the walls chosen to provide a relaxing environment in which to enjoy the home.

### BESPOKE SPACES ADAPTED TO YOUR LIFESTYLE

The solarium on the top of the villa enjoys 360 degree panoramic sea and golf views with a backdrop of the Marbella mountain range. This unique living space has been personalized with a classy sitting space to enjoy the views during the day or admire the stars at night.

The villa offers unlimited possibilities as the basement also has large spaces for extra bedrooms, sitting space, an office and storage room.

### QUALITY FINISHES

The quality of the finishes determines the quality of the home. Much thought and detail has gone into this and is reflected in the smooth paint on the walls, the lacquered interior carpentry, the floor to ceiling sliding glass doors, the interior and exterior large format porcelain flooring that adds to the feeling of spaciousness, the design of the kitchen and choice of electrical appliances, the quality of the fully fitted wardrobes, the Italian sanitary ware in the bathrooms and much more...

### ENERGY EFFICIENCY AND WELLBEING

This villa has been designed to achieve the lowest energy consumption that protects the environment, yet at the same time it provides the owner with a total sense of comfort and well being inside their home. Lighting with leds for direct or indirect light within the home, preinstallation of a home automation system, Wi-Fi and the preinstallation of an alarm system for total peace of mind.

