



**Property type :** Detached Villa

**Location :** Marbella

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Sea views

**Parking :** 1 underground parking

**House area :** 499 m<sup>2</sup>

**Plot area :** 580 m<sup>2</sup>

- ✓ Close to sea
- ✓ Alarm system
- ✓ Solarium
- ✓ Jacuzzi
- ✓ WiFi
- ✓ Utility room
- ✓ White goods
- ✓ Airconditioning
- ✓ Fitted wardrobes
- ✓ Terrace
- ✓ Furnished

Luxury villa next to El Campanario Golf & Country Club in Estepona with its clubhouse, golf course, restaurant, chill out bar, gym, outdoor and indoor pools, Jacuzzi, sauna, hammam, spa, tennis and paddle courts. A quiet area but only a short drive to the beaches and San Pedro de Alcántara and Puerto Banus.

This spacious new built villa comprises a basement, ground floor, first floor, solarium and covered terraces. The design is modern, bright and luminous with floor to ceiling glass windows maximizing the light and creating a seamless effect between indoor and outdoor spaces.

The lounge includes a fireplace, fully fitted kitchen and equipped with high-end appliances as are the fittings in the bathrooms.

The first floor offers underfloor heating, 3 bedrooms with bathroom en-suite.

The basement comes with one bedroom and bathroom, Hammam, laundry and ironing room, bodega and kitchen bar.

The Garage has space for 2 cars.

The villa complies with all the latest energy sustainability techniques and of high-quality construction and interior design. Include home automation systems to control not only energy but also the security systems. Also included are hot/cold air conditioning, CCTV, video entry system, and pre-installation for a lift. In the garden, there is an automatic irrigation system and pre-installation of decorative lighting.



