



**Property type :** Detached Villa

**Location :** Estepona

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Private

**Views :** Sea views

**House area :** 132 m<sup>2</sup>

**Plot area :** 418 m<sup>2</sup>

**Terraces area :** 121 m<sup>2</sup>

**Beach :** 1 Km

✓ Garden

✓ Storage room

✓ Parking

✓ Solarium

✓ Close to golf

✓ Pre-air conditioning

Exclusive New Build Villas on the Front Line of a Golf Course in Estepona – Luxury Villas with Sea and Golf Views – This exclusive residential project features 14 newly built detached villas located on the front line of the prestigious Azata Golf Club in Estepona. With a privileged location and south-southeast orientation, each property offers stunning panoramic views of the golf course, the Mediterranean Sea and the surrounding mountains, providing an unrivalled setting of peace, nature and luxury. – Spacious and elegant homes – The villas have been designed to offer maximum comfort, privacy and elegance. Available in 4, 5 and 6 bedroom configurations, many with en-suite bathrooms, these homes stand out for their spacious interiors, high-quality materials and contemporary design. – Each villa includes: – Spacious terraces and private garden – Roof terrace with spectacular views – Some units with basement, ideal for creating additional space such as a gym, cinema room or guest area – Fully equipped kitchen – Pre-installation of ducted air conditioning – Premium finishes in bathrooms and interior carpentry – A Premium Lifestyle in Estepona – Known as ‘The Garden of the Costa del Sol’, Estepona combines the charm of a traditional Andalusian village with modern amenities and infrastructure. Its cobbled streets lined with flowers, vibrant old town and golden beaches make this town the perfect destination for both year-round living and unforgettable holidays. – Strategic Location with Excellent Connections – This development is located just: – 1.2 km from the beach – 1 km from shopping areas and restaurants – 5 km from the centre of Estepona – 15 km from Sotogrande and its exclusive marina – 20 km from Puerto Banús, the epicentre of luxury on the Costa del Sol – 45 km from Gibraltar Airport – 50 km from Malaga International Airport – In addition, it is surrounded by three prestigious golf courses, making it an ideal choice for golf enthusiasts looking for tranquillity without sacrificing comfort. – Discover Your New Home on the Costa del Sol – These villas represent a unique opportunity for those seeking an exclusive lifestyle in a privileged natural environment. Contact us today for more information or to schedule a visit and discover your future home in Estepona.

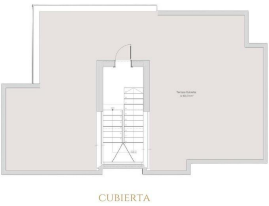




9A-TIPO 2 PARCELA 3,4,8



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TIPO 2-S-01 SUP. ÚTIL BAJA Y PRIMERA		
Planta	Nombre	Superficie
P. Baja	Baño 4	3,18
	Dormitorio 4	12,03
	Salón-comedor-Cocina	30,88
P. 1ª	Baño 1	3,79
	Baño 2	5,56
	Baño 3	3,53
	Dormitorio 1	13,7
	Dormitorio 2	12,84
	Dormitorio 3	14,03
	Dormitorio P.	13,3
		132,94 m <sup>2</sup>
TIPO 2-SUP. CONSTRUIDAS BAJA, 1ª Y CUBIERTA		
		193,52 m <sup>2</sup>
TIPO 2-TERRAZAS		
		83,37 m <sup>2</sup>