

## 4 slaapkamer Villa Te koop in Estepona, Málaga

1.699.000€



Positioned within the exclusive residential enclave of La Arboleda in Estepona East, this villa exemplifies a perfect union of sophisticated architecture and practical family living. Designed by the renowned Andrea Sonntag-Mackenzie of ASM Architects, this modern villa offers a lifestyle defined by quality, comfort, and contemporary aesthetics. Villa Arboleda stands as a compelling opportunity within one of the Costa del Sol's most desirable suburban pockets. The villa encompasses 250 square meters of interior space, all thoughtfully laid out over three levels, including 93 square meter terrace that enhances outdoor enjoyment. The design effortlessly integrates functionality with elegance, from the open-plan layout on the main level to the tasteful use of materials like hardwood flooring and natural stone throughout. Upon entering, the main floor unfolds into a generous, light-filled living space that combines dining and lounging zones with a state-of-the-art kitchen outfitted with premium NEFF appliances. This area extends outward through sliding glass doors to a sun-drenched terrace complete with a BBQ setup and a heated, chlorinated swimming pool, offering a seamless transition between indoor and outdoor living. A well-positioned guest toilet adds to the floor's practicality and ease of use. The upper level of the villa elevates the comfort of daily life. The master suite features a luxurious en-suite bathroom and opens onto a private terrace, creating a personal sanctuary with serene views. Two further bedrooms on this floor also come with ensuite facilities and share access to a second terrace, ensuring natural light and airflow throughout. The layout emphasizes privacy while maintaining a fluid connection between all rooms. The lower level showcases the property's versatility. Here, a fourth bedroom, a full bathroom, and a dedicated laundry area are accompanied by a flex-space room that can be used as a gym, cinema, or entertainment zone. This area adds depth to the home's livability, ideal for families or those who enjoy hosting. Outdoors, the villa includes uncovered parking for two vehicles, with the possibility of adding a carport. Storage solutions have been integrated throughout, supporting a clutter-free and highly functional lifestyle. High-spec features such as underfloor heating, LED lighting, and a smart alarm system round out the interior, ensuring comfort and efficiency at every level. La Arboleda is situated in Nueva Atalaya, a serene residential zone renowned for its peaceful setting and excellent

🛏 4 slaapkamers  
📏 554m<sup>2</sup> Perceelgrootte

🚿 5 badkamers  
✅ Zwembad

🏠 158m<sup>2</sup> Bouwgrootte



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