

## 5 bedroom Villa for sale in Estepona, Málaga

1,399,900€

Exclusive Andalusian-style villa, fully renovated and located in the prestigious residential area of Atalaya Alta, one of the most sought-after areas on the Costa del Sol for its tranquility, privacy, and excellent access to amenities, golf courses, and beaches.

The property is distributed over two floors and offers spacious interior and exterior areas, making it ideal both as a permanent residence and as a high-end real estate investment.

On the ground floor, the villa features two bedrooms, a full bathroom, a fully equipped kitchen, a separate dining room, and a large, bright living room. The living room provides direct access to a large covered terrace, perfect for year-round enjoyment, which connects to the private garden and the impressive heated pool.

The upper floor houses three additional bedrooms and two bathrooms, one of them en suite. The master bedroom stands out for its large private terrace, offering pleasant views of the garden, pool, natural surroundings, and partial sea views. Another bedroom also benefits from an exclusive covered terrace, adding extra comfort and privacy.

The villa is equipped with premium finishes, including air conditioning in all rooms, Kommerling exterior carpentry with double glazing, and integrated electric shutters, ensuring energy efficiency and maximum comfort.

The landscaped garden of 1,500 m<sup>2</sup> offers a true private oasis, designed for enjoyment and entertainment, with a barbecue area, ping-pong table, basketball hoop, and mature palm trees. It is an ideal setting for both relaxation and private events or family gatherings.

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|--|---|--|
|  5 bedrooms                    |  3 bathrooms |  337m <sup>2</sup> Build size |
|  1,591m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> South orientation  |
| <input checked="" type="checkbox"/> 60 m <sup>2</sup> terrace  | <input checked="" type="checkbox"/> Private garage  | <input checked="" type="checkbox"/> Private garden   |
| <input checked="" type="checkbox"/> Private pool   | <input checked="" type="checkbox"/> Air conditioning  | <input checked="" type="checkbox"/> Fully fitted kitchen   |
| <input checked="" type="checkbox"/> Fireplace  | <input checked="" type="checkbox"/> Marble floors   | <input checked="" type="checkbox"/> Dining room  |
| <input checked="" type="checkbox"/> Heated pool  | <input checked="" type="checkbox"/> Automatic irrigation system                                 | <input checked="" type="checkbox"/> Covered terrace  |
| <input checked="" type="checkbox"/> Fitted wardrobes   | <input checked="" type="checkbox"/> Garden view   | <input checked="" type="checkbox"/> Close to golf  |
| <input checked="" type="checkbox"/> Good condition   | <input checked="" type="checkbox"/> Mature gardens  |  |