

## 5 sovrum Villa till salu i Estepona, Málaga

2.000.000€

ESTEPONA - 5 Bedroom, 4 Bathroom Villa

Enhance your property-buying experience with MarBanus Estates! Along with our exceptional real estate advice and guidance, you'll receive FREE Notary fees exclusively when you purchase this property through us. This contemporary villa, to be built on demand, is located in the west of Estepona. Construction will commence once a buyer is secured, with an estimated completion time of approximately two years.

Set on a 692 m<sup>2</sup> plot, the villa offers 396 m<sup>2</sup> of built space, plus spacious terraces. It features five bedrooms and four bathrooms and benefits from a south to west orientation, ensuring ample natural light throughout the day. The property is conveniently located just a short distance from the beach and a 10-minute drive from Estepona's port and town center.

### Layout & Features

#### Ground Floor:

- Open-plan living and dining area with a fireplace.
- Fully fitted kitchen with high-end appliances.
- One guest bedroom with an en-suite bathroom.
- An additional room that can serve as a bedroom or office.
- Guest toilet.
- Direct access to covered and open terraces, the garden, and the pool area.

#### First Floor:

- Master bedroom with en-suite bathroom, dressing area, and private terrace.
- Two guest bedrooms with en-suite bathrooms.

#### Rooftop:

- Spacious roof terrace, ideal for outdoor relaxation.

 5 sovrum	 4 badrum	 396m <sup>2</sup> Bygg storlek
 692m <sup>2</sup> Tomtstorlek	 Urbanisation	 Close To Town
 Close To Schools	 Close To Forest	 South West
 Private Pool	 Air Conditioning	 Hot A/C
 Cold A/C	 Fireplace	 Garden
 Pool	 Country	 Covered Terrace
 Ensuite Bathroom	 Double Glazing	 Utility Room
 Marble Flooring	 Basement	 Fitted Wardrobes