

## Villa for sale in Estepona, Costa del Sol

4 Bedrooms | 5 Bathrooms | 158 m<sup>2</sup> Interior | 93 m<sup>2</sup> Terraces | Garage Yes | Garden Yes | Pool Yes  
€ 1,227 IBI | € 171 Rubish tax | € 320 Community fees



### Property Description

Located in the exclusive La Arboleda enclave of Nueva Atalaya, Estepona East, this beautifully designed modern villa by acclaimed architect Andrea Sonntag-Mackenzie (ASM Architects). This stylish four bedroom, four bathroom home offers interior space over three levels, combining luxury, functionality, and comfort. The open-plan main floor features a bright living and dining area with natural materials, a fully equipped NEFF kitchen, and direct access to a sunny terrace with BBQ and a heated saltwater pool. Upstairs, the master suite and two en-suite bedrooms enjoy private terraces and abundant natural light. The lower level includes a fourth bedroom, full bathroom, laundry, and a versatile space ideal as a gym, cinema, or games room. Additional highlights include underfloor heating, LED lighting, smart alarm, storage solutions, and outdoor parking for two vehicles (carport optional). Set near top golf courses like Atalaya Golf, tennis clubs, international schools, beaches, and shopping, the villa offers modern family living in a quiet yet connected location. Whether as a permanent home or investment, it delivers style, convenience, and strong lifestyle appeal on the Costa del Sol.

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