

## Villa for sale in Estepona, Costa del Sol

5 Bedrooms | 4 Bathrooms | 396 m<sup>2</sup> Interior | 170 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes |



### Property Description

This contemporary villa, available for construction on demand, is located in the urbanization of Buenas Noches, to the west of Estepona. Construction will begin once a buyer is secured, with an estimated completion time of about two years. The villa is set on a 692 m<sup>2</sup> plot, offering 396 m<sup>2</sup> of built space, along with spacious terraces. It includes five bedrooms and four bathrooms and enjoys a south to west orientation, ensuring plenty of natural light throughout the day. The property is conveniently situated just a short distance from the beach and only a 10-minute drive from Estepona's port and town center. The ground floor features an open-plan living and dining area with a fireplace, a fully fitted kitchen equipped with high-end appliances, one guest bedroom with an en-suite bathroom, and an additional room that can be used as either a bedroom or an office. There is also a guest toilet, along with direct access to both covered and open terraces, the garden, and the pool area. On the first floor, the master bedroom offers an en-suite bathroom, a dressing area, and a private terrace. Additionally, there are two guest bedrooms, each with its own en-suite bathroom. The rooftop provides a spacious terrace, perfect for outdoor relaxation. In the basement, there is a garage for two cars, multipurpose rooms that can be used for a home cinema or entertainment area, and a second guest toilet. Additional features include air conditioning with heating, an arothermal system with heat pumps, underfloor heating in the bathrooms, pre-installation for a home automation system (Domotica), as well as a BBQ and jacuzzi. This property offers a modern and comfortable living experience in a highly desirable location, blending contemporary design with high-quality finishes.

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