

Ref.-ID: MIBGR4802803

Estepona

House



3



3



300 m2



600 m2

We present you a spectacular luxury villa in Estepona, ideal for those who value comfort, bright spaces and sustainability. This architectural gem WITH SPECTACULAR VIEWS OF GIBRALTAR; is distributed around a double-height main volume and extends over three levels: ground floor, upper floor and basement. With 224 m² built, this home offers a sophisticated and functional design that will make you fall in love from the first moment. On the ground floor, you will find a welcoming entrance hall, cloakroom, en-suite bedrooms with bathroom and dressing room, a dream kitchen-dining room, a spacious living room and a main porch that opens onto a magnificent outdoor skimmer pool with pre-installation for a heat pump. The upper floor houses the master bedroom with the option of converting the second bedroom into a library and a terrace to enjoy the views. The basement is presented raw, except for the machine room, offering a blank canvas to personalize to your liking. The villa has an outdoor parking area, a porch and solarium area, as well as a garden with programmed automatic irrigation and programmed lighting. Equipped with TV/FM antenna, digital video intercom, air renewal system and air conditioning installation in the basement, every detail has been carefully thought out for your comfort.

Setting

- ✓ Close To Port
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Marina
- ✓ Urbanisation

Climate Control

- ✓ Air Conditioning

Kitchen

- ✓ Fully Fitted

Category

- ✓ Holiday Homes
- ✓ Luxury

Orientation

- ✓ South

Views

- ✓ Sea
- ✓ Mountain
- ✓ Beach
- ✓ Panoramic

Garden

- ✓ Private

Condition

- ✓ Excellent

Features

- ✓ Fitted Wardrobes
- ✓ Solarium
- ✓ Double Glazing
- ✓ Basement

Parking

- ✓ Garage

Pool

- ✓ Private
- ✓ Heated

Furniture

- ✓ Not Furnished

Utilities

- ✓ Electricity
- ✓ Drinkable Water

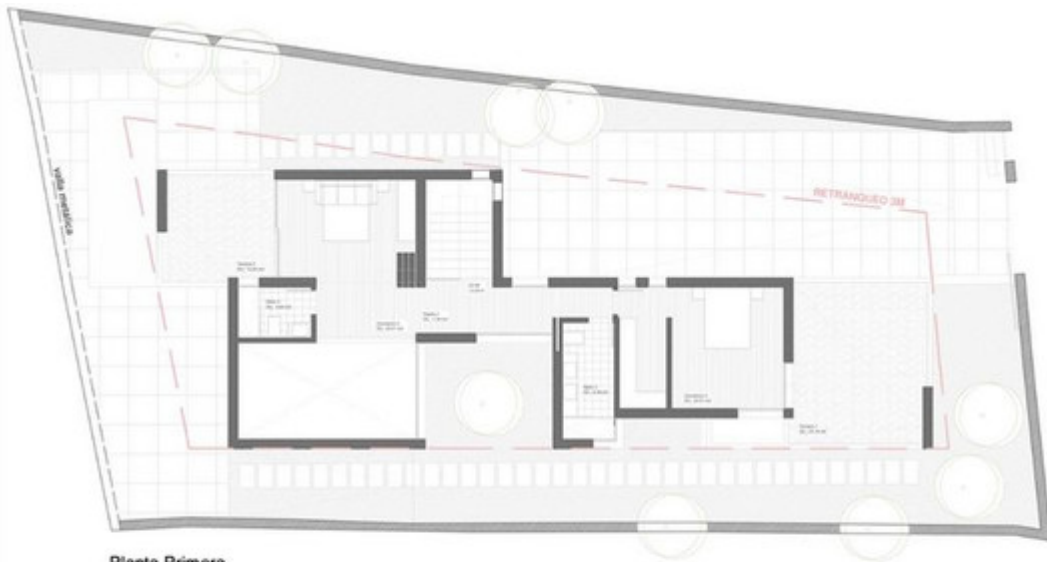












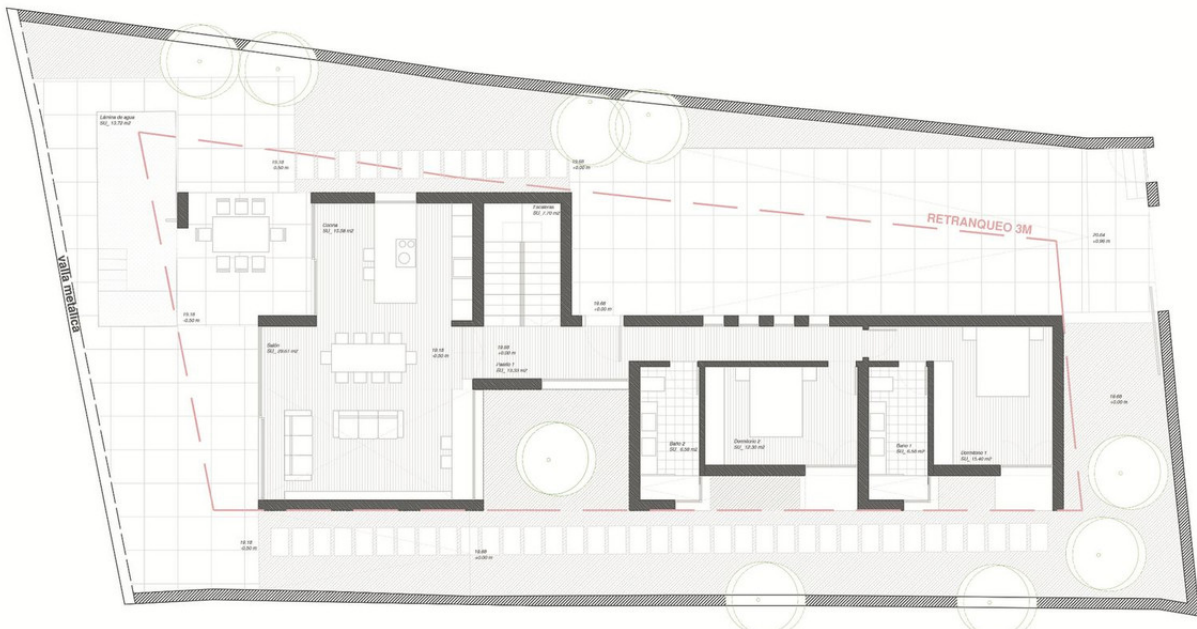
Planta Primera

CUADRO DE SUPERFICIES

ESTANCIA	COMPUTABILIDAD	SUP. CONSTRUIDA
PLANTA ALTA		80.69 m ²
Dormitorio 3	22.81 m ²	
Planta 2	7.58 m ²	
Baño 3	6.58 m ²	
Dormitorio 2	22.81 m ²	
Total planta alta	59.65 m²	80.69 m²
PLANTA BAJA		130.94 m ²
Cocina	15.56 m ²	
Salón	28.61 m ²	
Escaleras	7.71 m ²	
Planta 1	13.33 m ²	
Baño 2	6.58 m ²	
Dormitorio 2	12.33 m ²	
Baño 1	6.58 m ²	
Dormitorio 1	15.40 m ²	
Porche	14.02 m ² (v0.3)	
Vestíbulo	3.50 m ² (v0.5)	
Vestíbulo ²	3.55 m ²	
Total planta baja	130.41 m²	142.25 m²
Total sobre rasante	180.06 m²	224.94 m²
Total bajo rasante	100.02 m²	129.60 m²



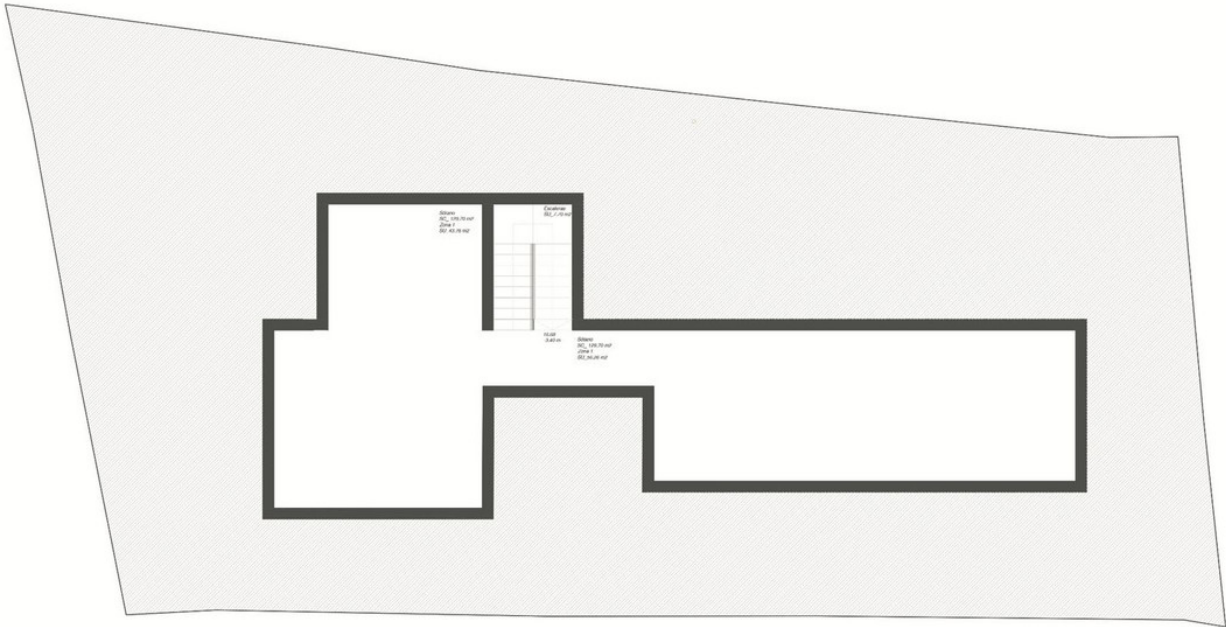
Planta Cubierta



Planta Baja

CUADRO DE SUPERFICIES

ESTANCIA	COMPUTABILIDAD	SUP. CONSTRUIDA
PLANTA ALTA		80.69 m ²
Estar	22.81 m ²	
Planta 2	7.58 m ²	
Baño 3	6.58 m ²	
Dormitorio 3	22.81 m ²	
Total planta alta	59.65 m²	80.69 m²
PLANTA BAJA		130.94 m ²
Cocina	15.56 m ²	
Salón	28.61 m ²	
Escaleras	7.71 m ²	
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Porche	14.02 m ² (v0.3)	
Vestíbulo	3.50 m ² (v0.5)	
Vestíbulo ²	3.55 m ²	
Total planta baja	130.41 m²	142.25 m²
Total sobre rasante	180.06 m²	224.94 m²
Total bajo rasante	100.02 m²	129.60 m²



Planta Sótano







