€ 2,895,000
Ref: 03809

Luxury Villa for sale in Estepona

6 Bedrooms | **4** Bathrooms | **365** m² Interior | **83** m² Terraces | **Garage** Yes |

Property Description

This Elegant Contemporary villa for sale in the residential neighbourhood of Monte Biarritz offers a rare opportunity to own a fully modernised home that blends Scandinavian elegance with intelligent home living. Situated just a five-minute drive from the beach, Villa Montebello features six spacious bedrooms, four bathrooms, each designed with a focus on comfort and sophistication. The villa is distributed across three levels, with a total built area 448m2, including expansive interior spaces and a generous garden that captures the best of Mediterranean outdoor living.

Renovated in 2024, the property retains its solid construction while integrating cutting-edge technology and sustainable features. All infrastructure systems—electrical, lighting, ventilation, and heating—have been completely replaced with energy-efficient solutions. Dual-zone central air conditioning, underfloor heating in the bathrooms, and a high-performance heating pump for the pool ensure optimal comfort throughout the year, with impressively low energy costs. Italian marble finishes, Swedish kitchen cabinetry, restaurant wine coolers and top-tier Gaggenau appliances enhance both the aesthetic and functional quality of the home.

Upon entry, the villa welcomes you with a bright, open-plan layout. The ground floor comprises a

high-end kitchen with real stone countertops, a stylish dining area, and a relaxing living space that connects seamlessly with the outdoor terraces and pool area. One guest ..bedroom and a functional home office are also found on this level. The upper floor is dedicated to the master suite and two additional bedrooms, all with large windows offering serene garden and pool views. The basement includes a stylish home cinema and another guest suite, ideal for entertaining or accommodating visitors.

The outdoor areas have been thoughtfully designed with both aesthetics and practicality in mind, including an outdoor kitchen, BBQ and TV lounge area. The southwest-facing garden features automatic irrigation, mature lemon, orange, and mango trees, and evening lighting that enhances the property's ambiance. The integrated pool cover and natural stone wall tiling add elegance while protecting the pool system, which is powered by solar energy and includes a hidden UV cover—ensuring warm water even in winter with minimal energy usage.

Monte Biarritz is a well-regarded residential enclave known for its tranquil streets, low-density housing, and well-established green spaces. The neighborhood is primarily made up of detached villas and townhouses, reflecting a blend of Andalusian and modern architectural styles. Unlike more tourist-heavy areas, Monte Biarritz maintains a peaceful, community- oriented atmosphere, making it ideal for families and long-term residents. While nestled in calm surroundings, it remains strategically located near popular destinations like Guadalmina and Benahavís, with Puerto Banús just 10 minutes away.

Local amenities are conveniently accessible. The beaches of Atalaya and El Saladillo, known for their golden sands and casual dining at places like Pepe's Beach and Salduna Beach Club, are close by. The surrounding area is also rich in sports facilities, including Atalaya Golf & Country Club and Real Club de Golf Guadalmina.

Families benefit from proximity to well-established schools such as Atalaya International School and Colegio San José, both offering bilingual programs and excellent academic reputations. For everyday needs, Mercadona supermarket on the Benahavis road is a short drive or several shopping centres, including Diana Park and Centro Commercial Guadalmina, offer supermarkets, pharmacies, banks, and boutique stores.