

€ 1,190,000

Ref: 04106

## Detached House for sale in Estepona

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3 Bedrooms | 2 Bathrooms | 233 m<sup>2</sup> Interior | 165 m<sup>2</sup> Terraces | **Garage** Yes |



### Property Description

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We present an exclusive residential project located in the quiet and established area of Seghers, just 500 meters from the coast and a short drive from Estepona Marina. This privileged setting combines residential tranquility with convenient access to leisure activities, restaurants, and essential services, making it an ideal location for a modern coastal lifestyle.

The development comprises only 16 semi-detached villas with a contemporary design, conceived to reflect the outdoor lifestyle characteristic of the Costa del Sol. Each home has been carefully planned for year-round use, with bright interiors that seamlessly integrate with private gardens and individual swimming pools.

Each villa offers three bedrooms, spacious outdoor areas, and a private pool, creating a comfortable environment for relaxation, entertaining, and family life. Furthermore, the residential complex features landscaped communal gardens that enhance privacy and contribute to a peaceful and harmonious atmosphere.

One of the most striking features of each property is the spacious rooftop solarium. This versatile

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space is ideal for sunbathing, al fresco dining, or creating a chill-out zone, allowing residents to fully embrace the Mediterranean climate and outdoor lifestyle.

The architectural concept is defined by clean lines, a contemporary aesthetic, and a strong emphasis on natural light. Large windows, efficient insulation, and double glazing ensure bright and quiet interiors with a high level of thermal and acoustic comfort year-round.

Interior finishes include large-format porcelain flooring and refined, neutral materials that enhance the feeling of spaciousness and light. Open-plan kitchens seamlessly integrate with the living areas and feature modern cabinetry, quartz countertops, and integrated appliances, combining functionality and design.

Ducted air conditioning for both heating and cooling, along with integrated LED lighting, completes a modern and efficient comfort experience, guaranteeing a pleasant environment at any time of day.

Seghers is one of the most sought-after residential areas in Estepona, known for its peaceful character, its proximity to the beach and its quick access to the marina, the town center, golf courses and the main transport routes.

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