

## Luxury Villa for sale in Estepona

4 Bedrooms | 3 Bathrooms | 275 m<sup>2</sup> Interior | 93 m<sup>2</sup> Terraces | Garage Yes |



### Property Description

Positioned within the exclusive residential enclave of La Arboleda in Estepona East, this villa exemplifies a perfect union of sophisticated architecture and practical family living. Designed by the renowned Andrea Sonntag-Mackenzie of ASM Architects, this modern villa offers a lifestyle defined by quality, comfort, and contemporary aesthetics. Villa Arboleda stands as a compelling opportunity within one of the Costa del Sol's most desirable suburban pockets.

The villa encompasses 250 square meters of interior space, all thoughtfully laid out over three levels, including 93 square meter terrace that enhances outdoor enjoyment. The design effortlessly integrates functionality with elegance, from the open-plan layout on the main level to the tasteful use of materials like hardwood flooring and natural stone throughout.

Upon entering, the main floor unfolds into a generous, light-filled living space that combines dining and lounging zones with a state-of-the-art kitchen outfitted with premium NEFF appliances. This area extends outward through sliding glass doors to a sun-drenched terrace complete with a BBQ setup and a heated, chlorinated swimming pool, offering a seamless transition between indoor and outdoor living. A well-positioned guest toilet adds to the floor's practicality and ease of use.

The upper level of the villa elevates the comfort of daily life. The master suite features a luxurious en-suite bathroom and opens onto a private terrace, creating ..a personal sanctuary with serene views. Two further bedrooms on this floor also come with en- suite facilities and share access to a second terrace, ensuring natural light and airflow throughout. The layout emphasizes privacy while maintaining a fluid connection between all rooms.

The lower level showcases the property's versatility. Here, a fourth bedroom, a full bathroom, and a dedicated laundry area are accompanied by a flex-space room that can be used as a gym, cinema, or entertainment zone. This area adds depth to the home's livability, ideal for families or those who enjoy hosting.

Outdoors, the villa includes uncovered parking for two vehicles, with the possibility of adding a carport. Storage solutions have been integrated throughout, supporting a clutter-free and highly functional lifestyle. High-spec features such as underfloor heating, LED lighting, and a smart alarm system round out the interior, ensuring comfort and efficiency at every level.

La Arboleda is situated in Nueva Atalaya, a serene residential zone renowned for its peaceful setting and excellent proximity to top golf courses like Atalaya Golf & Country Club. With two prestigious 18-hole courses nearby and other facilities including paddle and tennis courts at Bel Air Tennis Club, the location is especially appealing to sports lovers. While not beachside, the golden sands of Playa del Saladillo and Playa de Guadalmansa are just a short drive away, offering scenic spots to relax along with beachside dining at Pepe's Beach or La Antigua.

Families will appreciate access to Atalaya International School and Colegio San José, both known for strong academic programs and bilingual education. The neighborhood also offers convenient public transport, with CTSA-Portillo buses and A-7 motorway access, connecting easily to Marbella, Puerto Banús, and Estepona town.

The community of La Arboleda is composed of modern and Mediterranean-style homes, creating a warm, international residential atmosphere. With its mix of tranquility, location benefits, and proximity to daily needs, the area attracts discerning buyers seeking a permanent or holiday home on the Costa del Sol