

## Luxury Villa for sale in Estepona

5 Bedrooms | 5 Bathrooms | 898 m<sup>2</sup> Interior | 531 m<sup>2</sup> Terraces | **Garage** Yes |



### Property Description

We present a newly built contemporary home for sale in the established residential enclave of El Paraíso Medio, Estepona. Modern in design and highly practical in layout, it offers a refined balance of clean architecture, generous proportions and low-maintenance living, ideal for both full-time residence and sophisticated holiday use.

Arranged across three levels, the villa provides a total built area of approximately 898 m<sup>2</sup>, including around 367 m<sup>2</sup> of interior living space, complemented by an exceptional 531 m<sup>2</sup> of terraces that define the home's outdoor lifestyle throughout the year. The layout includes five en-suite bedrooms, with three on the upper floor and two on the ground floor, as well as two additional guest toilets, ensuring privacy, comfort and flexibility for family life and visiting guests.

With a west-facing orientation, the property is filled with warm afternoon light and enjoys beautiful sunset views, best appreciated from the main terraces and pool area, which naturally become the heart of the home during the warmer months.

Inside, the villa is bright and contemporary, with expansive windows, crisp lines and a calm, neutral palette that allows the architecture to speak for itself. High-quality finishes and modern systems

support effortless everyday living, including underfloor heating, air conditioning, double-glazed windows, an alarm system and automatic irrigation. A lift connects all floors, adding convenience and long-term practicality.

The lower level is designed as a versatile leisure space, ideal for relaxed evenings, informal entertaining and family enjoyment. It includes a private gym, sauna, large-screen cinema and entertainment area, creating a complete lifestyle offering within the home. Throughout, the villa flows comfortably between open-plan living areas, private bedroom suites and adaptable secondary spaces.

Outdoor living is a defining feature of the villa. The property is terrace-focused, with multiple open and covered areas arranged around the swimming pool, jacuzzi and outdoor kitchen, forming natural zones for dining, lounging and quiet moments in complete privacy. An upper terrace fire pit adds an additional atmospheric touch, perfect for evenings outdoors. The overall design remains deliberately low maintenance, making the villa equally appealing as a primary residence or a lock-and-leave retreat. Private off-street parking and practical storage complete the offering.

El Paraíso Medio is a quietly positioned and well-established neighbourhood, recognised for its wide streets and elegant villa character. Everyday amenities are close by, with local shops a short drive away and several restaurants within walking distance. El Paraíso Golf Club is nearby, while the beaches of Saladillo and Guadalmina can be reached in around ten minutes by car. International and bilingual schools are also conveniently located, making the area particularly attractive for buyers seeking an easy, well-connected base on the Costa del Sol.

With convenient access to the A-7, the villa is ideally connected to Estepona town, Puerto Banús and Marbella, while the nearby Sierra Bermeja mountains offer opportunities for hiking and outdoor pursuits, adding another dimension to the lifestyle on offer.

The property stands out as a beautifully balanced modern home in one of Estepona's most desirable residential settings, combining contemporary architecture, expansive outdoor space and a calm, connected location designed for everyday ease and long-term enjoyment.