

## Luxury Villa for sale in Estepona

5 Bedrooms | 5 Bathrooms | 348 m<sup>2</sup> Interior | 18 m<sup>2</sup> Terraces | **Garage** Yes |



### Property Description

This villa for sale in Monte Biarritz, Estepona offers five bedrooms, five en-suite bathrooms, a guest toilet, approximately 348 m<sup>2</sup> built across four levels including a basement and rooftop solarium, featuring a private swimming pool, landscaped garden, terraces, and modern open-plan living spaces, all set within a well-established residential area between Estepona and San Pedro de Alc ntara. Designed with a contemporary approach, the property combines functionality, natural light, and clean architectural lines to create a comfortable and practical home.

The main level is organised around an open-plan layout where the living, dining, and kitchen areas connect seamlessly, creating a bright and cohesive space. Large openings lead directly onto the terraces and garden, allowing for a natural indoor-outdoor flow and making the space suitable for both everyday living and entertaining. The kitchen is fitted with Bosch appliances and designed to integrate into the overall layout without interrupting the sense of openness.

The villa includes five well-proportioned en-suite bedrooms distributed across different levels, ensuring privacy and flexibility for residents and guests. The main bedroom is located on the first floor and includes access to a private terrace, creating a separate and tranquil retreat within the home.

The basement level expands the living space further, offering two additional guest rooms and a large multifunctional area that can be adapted as a gym, cinema room, or additional living space depending on individual needs.

Outdoor areas are designed to support year-round use, with terraces extending from the main living areas and a rooftop solarium prepared for a jacuzzi, providing additional space for relaxation and entertaining. The private swimming pool and landscaped garden create a controlled outdoor environment that is both functional and easy to maintain. A two-car carport adds practicality and convenience.

Monte Biarritz is a quiet and established residential neighbourhood characterised by a mix of villas, townhouses, and low-density developments. The area offers a balanced environment with easy access to essential amenities, making it suitable for both permanent living and second- home use.

The coastline is a short drive away, with beaches such as Playa de la Rada and Playa del Cristo offering a range of beach clubs and dining options. Local restaurants including La Casa del Rey and Bodegón El Tapeo provide a mix of traditional and modern cuisine, while shopping facilities can be found in nearby commercial centres and local markets.

For outdoor activities, the area is close to golf courses such as Estepona Golf and Valle Romano Golf, as well as sports facilities and coastal walking routes. Families benefit from access to schools including the International School of Estepona and Colegio San José.

Connectivity is excellent, with access to the A-7 and AP-7 roads providing easy travel to Marbella, Estepona, and Gibraltar, as well as public transport links along the coast.

This property offers a combination of modern design, flexible living space, and a well-connected location, making it an appealing option for buyers seeking a contemporary villa in Monte Biarritz.