

## Detached Villa for sale in Estepona, Costa del Sol

**4 Bedrooms | 5 Bathrooms | 570 m<sup>2</sup> Interior | 100 m<sup>2</sup> Terraces | Garage Yes**  
**€ 1,455 IBI | € 204 Rubish tax**



### Property Description

Villa Cindy – A One-of-a-Kind Luxury Residence Bathed in Natural Light in the Heart of Estepona Old Town

Villa Cindy is a truly exceptional and rare property — a Hotel Particulier-style luxury villa newly built in 2022 in the very center of Estepona's historic Old Town. Spanning two charming streets — Calle Papuecas and Calle Jesús Cautivo — this striking residence combines timeless elegance with modern comfort, privacy, and an extraordinary sense of space and light rarely found in the old town.

Designed to breathe, flow, and glow, Villa Cindy is filled with natural light at every level. From the double-height atrium crowned with a glass ceiling, to the oversized windows and open terraces, every room feels bright, fresh, and beautifully connected to the surrounding architecture and

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Andalusian sky. Nowhere in the house feels enclosed — instead, you're immersed in a luminous, airy environment that invites relaxation and refined living.

#### Ground Floor:

With entrances from both streets — including a private automated garage — this level offers parking for up to five cars, along with two utility rooms, a fully equipped gym, a Turkish bath, and a shower bathroom. The entrance lobby, flooded with soft natural light, provides access to the elevator and stairs leading to the main living areas.

#### First Floor:

A central feature of the home is the dramatic atrium, rising all the way to the glass rooftop and acting as the light-filled core of the villa. A wide glass door opens into a spacious lounge and TV area, dining room, and a designer Schmidt kitchen fitted with top-of-the-line appliances including a Liebherr refrigerator. This entire floor is bathed in daylight, offering seamless flow and openness.

#### Second Floor:

A short staircase leads to a guest bathroom, a versatile study or spare bedroom, and a generous guest suite with walk-in wardrobe and ensuite bathroom — each space designed to maintain the home's fresh, open atmosphere.

#### Third Floor:

The first main bedroom suite features its own walk-in wardrobe, ensuite bathroom, and access to a wide passageway with extensive built-in storage. The highlight here is the entertainment terrace, blending covered and open-air spaces and equipped with plasma screen, BBQ, second kitchen, LED lighting, and laundry room. It's a space made for alfresco living under the sun or stars.

#### Fourth Floor:

A second main bedroom suite, also with walk-in wardrobe and ensuite, shares this floor with a bright, open area for additional storage and a sun terrace complete with jacuzzi, outdoor hot/cold shower, and chill-out zone. Glass doors, open sky, and natural breezes make this a true sanctuary.

#### Roof Terrace:

Above it all, the rooftop houses the solar panel system which supports electricity and hot water — a modern, sustainable touch that complements the villa's thoughtful design. The panoramic views across rooftops, mountains, and the sea are simply breathtaking.

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#### Additional Features:

- Full of natural light on every floor
- Large double-glazed tilt-and-turn windows
- Glass roof flooding the home with daylight
- Fresh, aerated interiors with open flow
- Ceramic tile floors and granite stairs/kitchen worktops
- Fully air-conditioned
- Surrounded by the cafés, restaurants, and life of the Old Town

Villa Cindy is a light-filled urban sanctuary — a contemporary masterpiece where space, air, and sunlight create a rare lifestyle offering in Estepona. A move-in-ready home for those who appreciate beauty, quality, and the energy of the Old Town — but without compromise.



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