

Detached Villa for sale in Estepona, Costa del Sol

5 Bedrooms | 4 Bathrooms | 360 m² Interior | 490 m² Plot | **Garage** Yes | **Garden** Yes | **Pool** Yes |



Property Description

Newly renovated luxury villa in the NEW MILLA DE ORO. Elegance, comfort and proximity to the beach.

Just a 3-minute walk from one of the best beaches on the coast of the sun, this beautiful newly renovated villa is located with care, style and good taste in the quiet area of Villacana, and of Costalita villas, three minutes from Punta de Saladillo beach, and near Urbanization Park beach: In the vicinity you will find the exclusive chiringuito of Hotel Villabundierna, surrounded by two 5-star hotels, and a few steps from aquatic sports area.

The house is located a few minutes from the first exit of Cancelada coming from Estepona, facilitating access both if we come from the West (Manilva, Sabinillas, Estepona) and if we come from the East (Marbella, San Pedro de Alcántara, Benahavís, Fuengirola, Mijas, Malaga), and can

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enter and leave the main road in a few minutes.

It has been renovated using materials of the highest quality, with state-of-the-art KNX domotic system to control lighting, air conditioning and safety blinds (more quality details below).

Strategic environment

The location and proximity to all services is very important to highlight in this villa. It is located a few minutes away from supermarkets (Lidl and Mercadona), post office, gas stations, gyms, schools and nurseries. You will have the convenience of having all the services of first need two minutes by car.

This environment makes it a perfect choice for both families and those looking for a second residence or a solid investment opportunity that ensures an increase in value and generation of rental returns both in the long and short season.

Distribution of spaces:

Basement: Closed garage with capacity for a vehicle and exterior parking for two additional vehicles perfect for visits and family members. Within this same floor, a small independent apartment with fully equipped kitchen is included, where you can create a leisure space with billiard room, or a bedroom for teenage children or visits, a leisure room, cinema or any other multifunctional space. This space has a beautiful independent bathroom and direct access to the garage.

Ground or main floor:

The social heart of the villa has a spacious and bright living room, highlighted by an elegant bioethanol fireplace and direct access to a charming porch that connects with the pool and the garden, creating a perfect space for entertainment or relaxation. The modern design kitchen, fully equipped with state-of-the-art Bosch appliances, and a dining room full of natural light complement this floor, together with a complimentary toilet for greater comfort.

High Plant:

The upper level offers privacy and comfort with a guest bedroom that includes a private terrace and the possibility to add a bathroom. The master bedroom, en suite, features a spacious dressing room and an exclusive terrace. A second bedroom en suite, also with dressing room and private terrace, completes this floor, ensuring space and style for all family members.

Buhardilla Plant:

The upper floor has an additional bedroom with private terrace, perfect as a rest corner or creative space, as well as a practical storage area to cover all storage needs.

Technical characteristics and equipment:

- Last generation KNX domotic system to control lighting, air conditioning and safety blinds. This villa incorporates an advanced KNX domotic system, designed to provide a comfortable, efficient and fully customized life experience. Everything is within reach of your hand thanks to your integration with mobile applications, allowing you to manage every detail of your home from anywhere.
- Regular lighting: Create the perfect environment at any time. Different colors of lighting allow you to change the sensations of the spaces.
- Climate management: Control the temperature in each room with the air conditioning system through ducts and the electric radiant floors of the bathrooms, always ensuring maximum comfort.
- Automate safety blinds: Schedule your opening or closing for greater privacy and security.
- Supervising energy consumption: Thanks to the aerotermia system and solar plates, you can

optimize the use of energy and reduce its environmental impact.

You will surely find other villas in the area with the same meters, same surfaces and characteristics, and at more competitive prices. But this villa does not compete for that, since what really distinguishes this property are its unbeatable building qualities, the good taste in every detail of its design and the level of comfort and technology it offers.

Each space has been designed and designed to elevate the experience of living here, combining luxury, efficiency and comfort, a few meters from the beach and with the comfort of not having to stay away more than five minutes to meet all the needs that may arise.

This reflects not only the tangible value of the square meters, but also the exclusivity of enjoying a home that, in all respects, exceeds expectations.

It is recommended to visit.

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