ESTEPONA

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
3	3	226	124	756

VILLA W ESTEPONA

New Development: Prices from 1,550,000 € to 1,850,000 €. [Beds: 3 - 3] [Baths: 3 - 3] [Built size: 226.00 m2 - 226.00 m2] We are pleased to present Aurea Villas, an exclusive collection of 10 luxury villas located in the heart of Estepona Golf, offering privileged views over the Mediterranean Sea, the golf course, and the Sierra Bermeja mountains. The project is currently under construction, with completion scheduled for Q4 2026, making it an excellent opportunity for buyers seeking a contemporary new-build villa in a prime golf location. With more than 60 golf courses within less than an hour's drive, Estepona stands as one of Europe's leading golf destinations. This exceptional setting is complemented by a wide range of leisure activities, including sailing, polo, tennis, and paddle tennis. The development is also just minutes away from San Pablo XXIII School, supermarkets, and only 5 minutes from the beach. In addition, residents can enjoy the vibrant lifestyle of Estepona, from traditional tapas in the old town to social gatherings in nearby five-star hotels. The architecture of each villa has been carefully designed to achieve a perfect balance between aesthetics and functionality, both indoors and outdoors. Spacious, bright interiors are enhanced by natural light, reflecting the essence of Mediterranean living. Each villa sits on a 756 m² plot, with an interior built area exceeding 400 m², distributed over three levels. The homes feature three bedrooms with en-suite bathrooms, with the option to add up to three additional bedrooms in the basement. Terraces and patios of more than 100 m² provide the ideal setting to enjoy the 320 sunny days per year that define the Costa del Sol lifestyle. Upon entering the villa, you are welcomed into an open-plan living area with large floor-to-ceiling windows and an integrated kitchen, creating a seamless flow between indoor and outdoor spaces. This level also includes a bedroom with an en-suite bathroom. The upper floor is dedicated to the master suite, which enjoys its own private terrace and offers the option to add a Jacuzzi, enhancing the outdoor living experience. This level also features a second bedroom with an en-suite bathroom and two private terraces. Aurea Villas offers exceptional flexibility, allowing homeowners to customize the basement space to suit their lifestyle needs, whether as a private gym, cinema room, spa, wine cellar, additional bedrooms, or guest accommodation. To further elevate the exclusivity and character of each home, owners can choose from a curated selection of premium extra options, ensuring every villa becomes a truly unique and extraordinary residence.

spo■eczno■■	■mieci	ibi	cena
---	---	---	1 550 000 €