

€ 1,250,000

Ref: HM1606V

## Villa for sale in Estepona, Costa del Sol

4 Bedrooms | 4 Bathrooms | 194 m<sup>2</sup> Interior | 83 m<sup>2</sup> Terraces | **Garage** Yes | **Jardín** Yes | **Piscina** Yes



### Property Description

The property is in Estepona, just a 5-minute drive from the popular Estepona Port and 7 minutes from the city center. It is conveniently situated close to various amenities, including restaurants, shopping centers, shops, schools, and cafés. Málaga Airport is only a 45-minute drive away.

Immerse yourself in the beauty of Estepona, a destination that perfectly blends Andalusian charm with an exclusive lifestyle. Known as The Garden of the Costa del Sol, this enchanting city captivates with its flower-lined streets, vibrant old town, and unmistakable Mediterranean essence.

Enjoy miles of golden beaches, world-class golf courses, and an exquisite culinary scene. Let yourself be seduced by its privileged climate, lively marina, and unparalleled tranquility, without compromising on sophistication. In Estepona, every day is a delight, and every corner invites you to experience luxury in perfect harmony with nature.

This development enjoys a privileged location, perfect for those seeking comfort, exclusivity, and seamless access to the finest destinations on the Costa del Sol. Situated just 1.2 kilometers from the beach and less than 1 kilometer from the commercial area, everything you need is within easy reach.

- ☐ Estepona – only 5 minutes away.
- ☐ Sotogrande – 15 minutes, with its renowned marina and exclusive amenities.
- ☐ Puerto Banús – 20 minutes, the epicenter of luxury and glamour.

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- 45 minutes to Gibraltar Airport.
- 50 minutes to Málaga Airport, offering international connections.

The plot is ideally located along hole No. 14 of the prestigious Azata Golf course. With a south-southeast orientation, it offers breathtaking views of the golf course, the sea, and the surrounding mountains.

This magnificent, exclusive project features 14 independent villas situated on the front line of the prestigious Azata Golf Club, offering breathtaking sea views. This development presents exceptional homes with 4, 5, and 6 bedrooms, many with en-suite facilities, designed to provide unparalleled comfort and elegance. A privileged location, innovative design, and a lifestyle concept that redefines luxury with stunning views of both the sea and the golf course.

Limited availability: Only 14 exclusive villas!

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