

240-02564P  
Available

## SOTOGRADE

**1,440,000€**



### FEATURES

- 3 Bedrooms
- 3 Bathrooms
- Private Terrace
- Mountain Side
- Airconditioning
- Wine Cellar
- Sea views
- Country View
- Mountain View
- Inside Golf Resort
- Golfview
- Close To Golf
- Game Room
- Storage room
- Laundry Room
- Covered Terrace
- Private Pool
- Private Parking
- Private Garden

Discover Villa Aurea, an exclusive contemporary villa set within the prestigious Estepona Golf community. Designed for those who seek refined living, this exceptional home offers breathtaking golf course views, state-of-the-art architecture, and seamless indoor-outdoor living. With its prime location near Estepona's vibrant town center and stunning beaches, Villa Aurea is the perfect sanctuary for luxury and relaxation. Bright, Spacious, and Designed for Comfort: Step inside Villa Aurea and experience open-plan elegance at its finest. Floor-to-ceiling windows flood the home with natural light, enhancing the airy feel of the interiors. The living and dining areas extend effortlessly onto a generous terrace, creating an idyllic space for entertaining or unwinding while taking in panoramic views of the lush fairways. Exquisite Finishes & Masterful Design: Every detail in Villa Aurea reflects quality and sophistication. The master suite offers a private retreat, complete with a walk-in wardrobe and an ensuite bathroom featuring high-end fixtures. From the sleek Calacatta countertops to the luxurious rain-effect shower and Geberit fittings, this home is a showcase of premium craftsmanship and modern comfort. A Customizable Basement to Suit Your Lifestyle: Villa Aurea offers a rare opportunity to personalize your home with an optional 188 m<sup>2</sup> basement. Whether you envision a private fitness studio, a home cinema, a wellness spa, or additional guest suites, the possibilities are endless. Tailor Your Home with Six Versatile Options: - Two bedrooms, an office, a spa, and a wine cellar. - A second ensuite bedroom, a home cinema, and a fully equipped kitchen. - A wellness zone featuring a sauna, steam shower, gym, and wine cellar. - Two extra bedrooms, increasing the total to three, plus a spa and toilet. - A complete spa with a steam shower, cinema room, and wine cellar. - A spacious lounge area with finished patios and an en-suite ...

<b>Interior Size:</b>	226m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	125m <sup>2</sup>	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	756.5m <sup>2</sup>	<b>Price per sqm:</b>	£4,991.33

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