

240-02669P  
Available

## SOTOGRADE

**1,700,000€**



### 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

? A Home That Redefines Luxury and Tranquility: Discover Villa Aurea, an exceptional residence designed to offer a perfect balance of modern elegance and serene golf-front living. Situated in the prestigious Estepona Golf community, this exquisite villa showcases cutting-edge design, premium craftsmanship, and breathtaking views of rolling fairways and the Mediterranean Sea. ? Sleek Design & Open-Plan Elegance: From the moment you step inside, Villa Aurea captivates with its seamless integration of indoor and outdoor spaces. Expansive floor-to-ceiling windows flood the interiors with natural light, enhancing the spacious open-plan layout. The living and dining areas flow effortlessly onto a beautifully designed terrace, ideal for outdoor entertaining or simply unwinding amidst nature. ? Unparalleled Comfort in Every Detail: Every element of Villa Aurea is crafted for comfort and style. The master suite is a private retreat, featuring a generous walk-in wardrobe and an ensuite bathroom with high-end finishes. A Calacatta stone vanity, Geberit fixtures, and a spa-inspired rain shower elevate the space into a personal oasis. Every corner of the home exudes sophistication, with premium materials and refined touches throughout. ? A Versatile Basement Tailored to Your Lifestyle: Villa Aurea offers the unique opportunity to expand its living space with a customizable basement of up to 188 m<sup>2</sup>. Whether you desire a home gym, a cinema room, a wine cellar, or additional guest suites, this space adapts to your vision. ? Six Customization Options to Suit Your Needs: - Two bedrooms, an office, a spa, and a wine cellar. - A second en-suite bedroom, a cinema room, and a kitchen. - A wellness-focused space with 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, a cozy cinema room, and a wine cellar. - A spacious living area with finished ...

<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>	£5,892.55

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