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# House in Estepona

| Bedrooms | 4 | Bathrooms | 4 | Built | 351m2 | Plot | 612m2 |
|---|---|---|---|---|---|---|---|
| **R5335486** | | **House** | | **Estepona** | | **1.390.000€** | |

Exquisite Contemporary Villa with Sea and Golf Views | New Golden Mile, Estepona **A RARE OPPORTUNITY TO ACQUIRE A PROPERTY WITH A TRANSFERABLE SHORT TERM RENTAL LICENSE** This exceptional detached villa is located within an exclusive gated community on Estepona's prestigious New Golden Mile, adjacent to a renowned golf course and just minutes from the beach. Newly built and crafted to the highest standards, it showcases superior quality, elegant design, and refined modern comfort. The villa features four spacious bedrooms and a guest cloakroom, with open-plan interiors that blend style and functionality. The bright living and dining area includes a designer fireplace and seamlessly connects to a sleek, fully fitted Bosch kitchen and separate laundry room. Air conditioning and underfloor heating provide year-round comfort throughout. This property is currently rented on a short term basis throughout the year, and is sold with a very rare short term fully transferable license - even if you do not want a rental income, this license is a great addition to the property which will potentially help with a sale in the future! Outside, beautifully landscaped gardens frame a spectacular infinity-style swimming pool, while expansive terraces invite outdoor living and entertaining with panoramic views of the sea and golf course. The property also offers a private garage plus exterior parking for one or two vehicles. Additional features include an advanced home automation system, video intercom, solar-powered hot water, and a hygro-regulated mechanical ventilation system that ensures

optimal air quality throughout the home. SHORT TERM RENTALS are not permitted within this community, but the current owner has a rental license which can legally be transferred to a new owner if they wish to continue with short term rentals, making this an ?even ?more ?valuable ?property! This ?stunning residence exemplifies ?modern ?luxury on the Costa del ?Sol, a ?perfect blend ?of ?elegance, innovation, and lifestyle ?in ?one ?of ?Estepona’s ?most ?sought-after ?settings.

- Covered Terrace
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- Double Glazing
- Ensuite Bathroom
- Fiber Optic
- Fitted Wardrobes
- Marble Flooring
- Private Terrace
- Solarium
- Storage Room
- Utility Room