

## Villa for sale in Estepona, Costa del Sol

8 Bedrooms | 6 Bathrooms | 981 m<sup>2</sup> Interior | 59,930 m<sup>2</sup> Plot | Garden Yes | Pool Yes  
€ 2,670 IBI



### Property Description

Nestled in the prestigious Forest Hills area, this exceptional villa sits on a generous plot and offers breathtaking panoramic views of the sea and surrounding mountains. Spread over four levels, this property combines luxury, comfort, and versatility.

#### Ground Floor:

The ground level features a spacious living room opening onto a terrace with stunning mountain and sea views. Additional spaces include a dining area, a fully equipped kitchen, a guest toilet, a study, and a bedroom with en-suite bathroom. Enjoy direct access to the garden and garage from this level.

#### Intermediate Level:

This floor houses two storage rooms, three additional bedrooms, a full bathroom, and a generously sized games room that opens onto a large terrace — ideal for outdoor entertainment and enjoying nature.

#### Lower Level:

The lower level offers flexible space, perfect for creating an additional living area tailored to your needs and preferences.

#### Upper Floor:

The luxurious master suite occupies the top floor, complete with a walk-in wardrobe, en-suite bathroom, and a spacious terrace boasting captivating views. The rooftop solarium provides 360° panoramic vistas of the surrounding landscape.

**Guest Apartment:**

The villa also includes a charming guest apartment with a living room, bathroom, and bedroom, offering private accommodation for visitors or staff.

**Outdoor Features:**

The exterior of the villa is equally impressive, featuring:

Beautifully landscaped gardens with lush vegetation and an avocado tree

Paddle tennis court

Swimming pool

**Location:**

Just 15 minutes by car from the N340, with the final 3 km on a well-maintained country road offering spectacular views.

Potential to obtain a rural house license, enhancing investment or tourism possibilities.

**A Unique Opportunity**

This villa offers a perfect combination of privacy, luxury, and panoramic views, making it ideal as a family home, vacation retreat, or investment property.