



El Paraiso, Estepona  
**PARAISO 436**

bedrooms **7**    bathrooms **8**    built **1.365** <sub>m<sup>2</sup></sub>    terrace **392** <sub>m<sup>2</sup></sub>    plot **2.500** <sub>m<sup>2</sup></sub>



community -- month    garbage **18 €** year    ibi **3.888 €** year    for sale **7.650.000 €**

EPC: A 0,10 kWh/m<sup>2</sup>. A 0,10 KgCO<sub>2</sub>/m<sup>2</sup>. Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

## El Paraiso, Estepona

### PARAISO 436

Perched elegantly in El Paraiso, this contemporary villa unveils breathtaking panoramic views from its elevated vantage point. The views sweep across the El Paraiso golf course, the majestic La Concha mountain, the coastline and Mediterranean Sea. A southern orientation grants this property with stunning sunrises and sunsets. The outdoor terraces beckons those who enjoy open-air living. The ground floor terrace hosts serene chill-out corners, a vibrant outdoor BBQ setup, an al fresco dining space, an inviting zero-edge infinity pool and outdoor jacuzzi. The open-plan living area seamlessly melds with this outdoor expanse, forging a harmonious connection between the indoors and outdoors. The living space, adorned with impeccable interior design, boasts a neutral palette punctuated by warming accents that emanate from well-chosen decor. Flowing from the living space, the dining area and kitchen provide both functionality and aesthetics. The generously proportioned kitchen island marries a floating dining table, offering versatile space for culinary creations and convivial gatherings. Abundant storage solutions ensure organisation. Bedrooms bear the hallmark of ingenious design, cultivating an ambiance of both luxury and comfort. The master bedroom reigns supreme, inviting in awe-inspiring views and granting direct access to the upper-level terrace that interlinks with other bedrooms on this floor. The master's walk-in wardrobe is a haven of storage, with a dedicated display area for jewellery and accessories. The master bathroom, adorned in soothing marble, hosts a splendid double vanity, a shower and a bathtub positioned to embrace the views. A treasure trove of bespoke amenities embellishes this property. A home office fosters productivity while the SPA, complete with a sauna and Turkish bath, cradles relaxation. Yet, it's the enchanting entertainment room that shines. Housing a home cinema space, a billiard table and a custom-designed bar complete with dual wine ...

Reference	484097	Beds	7	Built m <sup>2</sup>	1.365
Type	Villa	Baths	8	Interior m <sup>2</sup>	1.365
Location	El Paraiso, Estepona	En-suite Baths	8	Terrace m <sup>2</sup>	392
		Guest Toilets	2	Plot m <sup>2</sup>	2.500
		Pax	---		
Pool	Private	Community	---	Levels	4
Garden	Private	Garbage	18 € / year	Floor	---
Garage	Private	IBI	3.888 € / year	Orientation	South/East
Parking slots	10	Construct Year	2018	EPC	A 0,10 kWh/m <sup>2</sup> A 0,10 KgCO <sub>2</sub> /m <sup>2</sup>

For sale

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coolers, this room becomes a stage for unforgettable moments. A symphony of luxury and practicality, this villa stands as a testament to refined living.







