

El Paraiso Villa

€2,400,000

Ref: X21659



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2,584 m²



490 m²



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Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€2,400,000 (£2,020,152)
Transfer tax 7%	€168,000 (£141,411)
Notary fees (approx)	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx)	€1,500 (£1,263)

Standard form of payment

Reservation deposit	€3,000 (£2,525)
Remainder of deposit to 10%	€237,000 (£199,490)
Final Payment of 90% on completion	€2,160,000 (£1,818,137)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

EXCEPTIONAL LUXURY VILLA IN EL PARAÍSO ALTO WITH IMPRESSIVE VIEWS AND MAXIMUM PRIVACY

This stunning property is located in the exclusive area of El Paraíso Alto. With a built area of 490 m² and a plot size of 2,584 m², this luxurious home is spread over two levels and features 6 bedrooms and 6 bathrooms. Its southeast orientation ensures excellent natural light throughout the day.

Upon entering through the main entrance of this distinguished residence, you are welcomed by a spacious foyer, which to the right provides access to a guest powder room and a cozy bedroom with an en-suite bathroom, ideal for guests. Straight ahead, a spectacular living room of generous proportions opens up to a large library, a bright terrace, and a spacious dining room, creating the perfect atmosphere for enjoying moments of leisure and tranquility. The living room also gives access to a wide terrace, which leads to the pool and a covered barbecue area, equipped with a table perfect for outdoor meals. From here, you can access the kitchen, which includes a convenient laundry room, a gym with a sauna, an additional bathroom, and another bedroom.

On the upper floor, you will find the magnificent master suite, a true retreat with a walk-in closet, an en-suite bathroom, and a large private terrace offering breathtaking views. Continuing down the hall, there are two additional bedrooms that share a spacious en-suite bathroom, and a final bedroom with its own en-suite bathroom, providing total comfort and privacy for all family members.

This exceptional property is characterized by its spaciousness, high-quality materials, and unbeatable location, offering a unique lifestyle in a private and sophisticated environment. The villa is situated in one of the most established and sought-after residential areas, next to the prestigious El Paraíso Golf Course. Its Andalusian-style architecture is complemented by the finest construction materials, creating an atmosphere of luxury and comfort. The design and layout of the spaces have been meticulously planned to optimize functionality and well-being.

Regarding nearby services, there is an excellent selection of schools, including the Atalaya Bilingual School and the American Atlas School, both located within 5 kilometers. Furthermore, Puerto Banús is just a few minutes' drive away, offering a wide variety of high-end shops, restaurants, and services. The proximity to both the sea and the mountains adds another attractive feature, making this location truly exceptional.

In conclusion, this property represents luxury and elegance in a unique setting. With its spacious rooms, superior quality finishes, and impeccable layout, this villa is the ideal choice for those seeking a luxury family residence in Estepona.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible