

Villa in Buenas Noches, Estepona

Reference: 96300245P



|              |                      |                            |                                |
|--------------|----------------------|----------------------------|--------------------------------|
| Bedrooms: 5  | Bathrooms: 4         | M²: 396                    | Price: 2,000,000 €             |
| Status: Sale | Property Type: Villa | Parking places: by request | Printing day : 5th August 2026 |



Overview: Aquí tienes la traducción profesional al inglés, pulida y estructurada para que resulte atractiva a clientes internacionales:

Villa Murmullo is a turnkey modern villa project located in the quiet residential area of Buenas Noches, west of Estepona. Construction will begin once a buyer is secured, with an estimated delivery time of approximately 24 months.

The property will be built on a 692 m<sup>2</sup> plot, featuring a built area of 396 m<sup>2</sup> plus spacious terraces. It offers five bedrooms and four bathrooms with a south-west orientation, guaranteeing excellent natural light throughout the day. The beach is within short walking distance, while the marina and town center of Estepona are just a 10-minute drive away.

#### Layout and Features

##### Ground Floor:

Open-concept living and dining area with a fireplace

Fully equipped kitchen with high-end appliances

One guest bedroom with an en-suite bathroom

Additional room ideal as a bedroom or home office

Guest toilet

Direct access to covered and open terraces, the garden, and the pool area

##### First Floor:

Master bedroom with an en-suite bathroom, walk-in closet, and private terrace

Two guest bedrooms, both with en-suite bathrooms

##### Solarium:

Large rooftop terrace, perfect for relaxing or outdoor entertaining

##### Basement:

2-car garage

Multi-purpose rooms, ideal for a home cinema, gym, or entertainment area

Additional guest toilet

##### Other Features

Air conditioning with hot/cold pump

Aerothermal system with heat pumps

Underfloor heating in bathrooms

Pre-installation for home automation (domotics)

BBQ area and jacuzzi

A property that seamlessly combines contemporary design, comfort, and high-quality finishes in an enviable location near the sea.

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Features:

Resale, Golf, Close to schools