



# Detached Villa for sale in Estepona, Estepona

**2,400,000 €**

Reference: RS12715 Bedrooms: 5 Bathrooms: 4 Plot Size: 504m<sup>2</sup>





## Costa del Sol, Estepona

Welcome to AVA Villas, a boutique collection of five brand-new detached and semi-detached homes. Located in the tranquil area of Altavista, between San Pedro de Alcántara and Guadalmina Alta. Designed with an understated elegance that seeks to integrate the natural environment with sustainable architecture, AVA Villas offers the promise of an exclusive, healthy lifestyle in one of Marbella's most sought-after districts.

AVA Villas offers laid back country living within reach of an extensive list of amenities, which include international schools, sport facilities, restaurants, designer boutiques, health and wellness facilities, world-class golf courses and top-flight international schools all a short drive away from Puerto Banús and the famed Golden Mile.

### A HAVEN FOR FAMILY LIVING

AVA Villas is an exclusive boutique collection of five brand-new detached and semi-detached homes that seamlessly blend luxury with nature. Every home is an example of sustainable living, effectively combining luxurious style with environmentally friendly architecture. Take in the serenity and tranquilly of the lush landscaping that surround each home, creating a personal haven that fosters an emotional connection with nature.

### YOUR OWN PRIVATE OASIS

The AVA Villas concept is to create a harmonious blend of design, functionality, and sustainability.

Your garden is an oasis of calm. It offers a peaceful retreat that includes indigenous planting aligning with our sustainability ethos.

The salt-water swimming pool merges a contemporary design with eco-friendliness. Its sleek lines and modern finish offer a refreshing retreat.

The rooftop terrace offers a space full of potential, whether as a chill-out zone to unwind or an outdoor kitchen to host gatherings with loved ones.

### A BREATH OF FRESH AIR

Year-round Mediterranean sunlight floods the interiors through outsize sliding windows, opening to maximise the covetable indoors-outdoors lifestyle for which this area of Southern Spain is famous.

The downstairs open-plan design enjoys a spacious, airy ambience, with the lounge area leading into a luxuriously equipped kitchen with dining area. The sleeping quarters are found upstairs, with generous-sized rooms, fitted wardrobes and large-scale windows framing inviting views. The master-suite windows open onto a private terrace, while the ensuite bathroom is equipped with high-quality fixtures and a walk-in rainfall shower.

### FOSTERING SUSTAINABLE LIVING

Shared outdoor spaces promote connection and belonging among residents. Thoughtfully designed for interaction and relaxation, they're complemented by a dedicated children's recreation area, ensuring a safe and engaging space for little ones to play. Moreover, AVA VILLAS provides exclusive tranquil spaces featuring a forest-like garden, a dedicated space for yoga enthusiasts, or a quiet corner for relaxation with a firepit and sitting area. All of this is aimed at providing a feeling of community, all the while preserving the privacy of your personal home retreat.



## Features:

Health and wellness facilities  
Private terrace,  
Featured

Sliding Windows  
international schools  
Salt-water swimming pool

World-class golf courses  
MON 5320  
Walk-in rainfall shower