





■■■■■■■■■■:Some homes simply stop you in your tracks. This is one of them. Set within the prestigious gated development of The Island, this exceptional residence — built in 2019 and recently fully renovated and furnished to an exacting standard— offers 270m<sup>2</sup> of beautifully designed living space across four levels, where floor-to-ceiling windows, spectacular views, and effortless privacy come together in perfect harmony.

#### Interiors by Jaflores Exclusive Design

The renovation was entrusted to Jaflores Exclusive Design, an internationally recognised luxury interior studio headquartered on Marbella's Golden Mile. With a portfolio spanning high-end residences worldwide, Jaflores brings a rare combination of creative vision and craftsmanship — producing bespoke wooden furniture in their own manufacturing facility and operating prestigious multibrand design galleries on the Golden Mile, in Dubai, and in Kuwait. Every detail of this home reflects that pedigree.

#### A Home of Carefully Considered Views

The principal suite looks out towards the Mediterranean, where the sea appears between the canopy of mature trees — a naturally framed, characterful glimpse of blue that changes with the light and the seasons. It's the kind of view you find yourself returning to. The two further upper-level bedrooms frame sweeping mountain views, giving every room its own distinct outlook and personality. The open-plan kitchen, living and dining area flows seamlessly onto a generous 180m<sup>2</sup> private terrace — an exceptional outdoor living space for dining, entertaining, or simply doing nothing at all, with the mountains as your backdrop and the sea breeze for company. A private 70m<sup>2</sup> garden adds a further layer of seclusion and tranquillity — rare to find in a setting this close to the coast.

#### The Solarium: Your Private Retreat

On the upper level, a spectacular 70m<sup>2</sup> solarium with private jacuzzi awaits. Whether you're entertaining at sunset or unwinding in complete silence, this space is a world apart — and entirely your own.

#### Practical Luxury, Thoughtfully Delivered

Underfloor heating throughout — individually controlled room by room — ensures year-round comfort. The basement level provides a private garage for two vehicles and a dedicated laundry room, with direct internal access to the house.

#### A Community That Raises the Bar

The Island offers a genuinely elevated standard of communal living. A dedicated doorman service ensures a warm, secure welcome every time you arrive. Residents enjoy access to a fully equipped gym with sauna and a stunning communal swimming pool — all set within beautifully landscaped gardens that enhance the sense of calm and exclusivity throughout. Importantly, the urbanisation permits holiday lettings — making this an equally compelling proposition for those seeking a premium lifestyle asset with strong rental income potential.

#### Steps From the Sea

Despite its peaceful, private setting, the residence is just a two-minute walk from the Paseo Marítimo and the beaches of Estepona — one of the most cherished towns on the Costa del Sol, with its charming old town, restaurants, and marina all within easy reach.

#### In Summary

- Year of construction: 2019 | Recently renovated by Jaflores Exclusive Design
- 270m<sup>2</sup> built | 70m<sup>2</sup> roof top | 180m<sup>2</sup> terraces
- 4 bedrooms · 3 bathrooms · private garage for 2 cars
- Master bedroom with framed sea views through mature trees
- Upper bedrooms with panoramic mountain views
- 70m<sup>2</sup> solarium with private jacuzzi
- Underfloor heating with individual room control
- Doorman service · fully equipped gym with sauna · stunning communal pool
- Holiday lettings permitted
- 2-minute walk to Estepona Paseo and beach

Privacy, views, and the Estepona lifestyle — all in one outstanding home.

---

