

## Sales - House - Estepona

# 995.000€



Ref.-ID: R5380165

Estepona

House



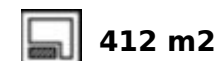
4



3



194 m2



412 m2

Detached villa in Nueva Atalaya — Las Palmeras, Estepona Charming 4-bedroom, 3-bathroom detached villa in the exclusive "Las Palmeras" gated community — a small private development of just 8 independent villas sharing a communal swimming pool and landscaped gardens in Nueva Atalaya, one of the most established and peaceful residential areas between Estepona and Marbella. Built in 1998 on a private plot of 421 m<sup>2</sup>, the villa offers 195 m<sup>2</sup> of built area across two floors with a bright, practical layout: Ground floor: Spacious living-dining room with fireplace and direct access to the garden, separate fully fitted kitchen, one bedroom and a full bathroom. A standout feature is the large covered terrace with pergola and built-in barbecue, seamlessly connecting indoor and outdoor living. First floor: Master en-suite bedroom with private sauna and full bathroom, plus two further bedrooms with fitted wardrobes sharing a second bathroom. Access to a generous upper terrace with open mountain views. Key features: Marble flooring in main areas Fitted wardrobes in all bedrooms Hot and cold air conditioning Sauna in master bedroom Wood-burning fireplace Private Mediterranean garden with mature palms Covered terrace with BBQ Private parking Communal swimming pool Prime location: Atalaya beach: 1.7 km Puerto Banús: 6.7 km Marbella centre: 13.5 km Estepona centre: 13.6 km International schools, golf courses, supermarkets and restaurants minutes away A versatile property ideal as a permanent residence, holiday home, or rental investment in one of the most sought-after areas of the Costa del Sol. Price: [995,000 Community fees: [130/month · IBI: [906/year

**Setting**

- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque

**Orientation**

- ✓ West

**Furniture**

- ✓ Fully Furnished

**Condition**

- ✓ Fair

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal
- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Parking**

- ✓ Garage
- ✓ Open

**Views**

- ✓ Garden