Sales - House - Estepona

1.395.000€











Ref.-ID: R5459329 **Estepona** **House**

Community: 3,120 EUR / year **IBI: 587 EUR / year** **Rubbish: 130 EUR / year** **3** **3** **200 m2** **388 m2**

Completely Renovated Sea-View Villa in Arena Beach, Estepona A beautifully renovated villa with panoramic Mediterranean views, private outdoor space and an exceptional location close to Estepona town. This completely renovated villa is situated in Arena Beach, a peaceful and established residential area just west of Estepona. Combining traditional Mediterranean charm with a stylish, contemporary interior, the property offers an ideal combination of privacy, comfort and convenience — making it equally attractive as a permanent residence, a holiday home or a long-term investment. The villa enjoys fantastic views across the Mediterranean Sea, with Gibraltar and, on clear days, the North African coastline visible from the property. Inside, the home has been thoughtfully redesigned with a modern open-plan layout. The spacious living area incorporates a contemporary kitchen, dining area and comfortable lounge, all positioned to take full advantage of the spectacular sea views. A fireplace adds warmth and character, creating a cosy atmosphere during the cooler winter evenings. The property offers three bedrooms, including one en-suite bedroom, a second bathroom shared by the remaining bedrooms and a separate guest toilet. Outside, the ground floor provides space to create a private swimming pool, while the easily maintained garden offers a pleasant area for relaxing, dining and enjoying the exceptional Mediterranean climate. The property also benefits from hot and cold air conditioning, underfloor heating in the bathrooms and private parking for several cars on the plot. In addition, there is a private garage space in the neighbouring urbanisation. A superb location by the Mediterranean Arena Beach is located approximately 5 km west of Estepona town, offering a quieter and more relaxed atmosphere while remaining close to everything Estepona has to offer. The area provides access to one of the quieter beaches along this part of the coast. The surroundings are particularly attractive because of the spectacular natural scenery. Looking south, there are uninterrupted views across the Mediterranean towards Gibraltar and the coast of North Africa. Looking inland, the impressive Los Reales de Sierra Bermeja provides a dramatic backdrop, particularly at sunset when the mountains take on their characteristic reddish tones. Everyday convenience is also close at hand, with an expanding shopping area nearby offering restaurants, cafés, pharmacies, food outlets and other amenities. The port and centre of Estepona are easily accessible, while the nearby hotel provides additional dining and leisure options. Why Estepona? Estepona has evolved significantly in recent years and has become one of the most desirable locations on the western Costa del Sol. It retains much of the charm of a traditional Andalusian coastal town while offering increasingly sophisticated restaurants, cafés, beach clubs, cultural attractions and modern amenities. One of Estepona's greatest advantages is its balance between lifestyle and accessibility. It offers a more relaxed and authentic atmosphere than some of the busier parts of the Costa del Sol, while Marbella, Puerto Banús and the wider Golden Mile remain within easy reach. Málaga International Airport is also accessible by road, making the area convenient for international owners and visitors.

Setting
- ✔ Beachfront
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Beach Views
- ✔ Port Views
- ✔ Panoramic Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Entry Phone
- ✔ Alarm System

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Open Parking
- ✔ Multiple Parking Spaces

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Resale