EK
ARBAT ESTATES

Sales - House - Estepona

1.740.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com







Ref.-ID: R4597402 **Estepona** **House**

Community: 600 EUR / year **IBI: 950 EUR / year** **Rubbish: 250 EUR / year** **4** **3** **165 m2** **10000 m2**

Magnificent Villa in Estepona. Situated in the tranquil outskirts of Estepona, this lovely villa presents a rare combination of scenic mountain and sea views, offering an idyllic retreat just a stone's throw from urban conveniences. Occupying a generous 10,000m2 plot, the home is just a 5-minute drive from Estepona Centre, ensuring easy access to the town's vibrant offerings. The villa's location is further enhanced by its proximity to sandy beaches, multiple golf courses, and essential amenities such as supermarkets, hospitals, and schools. The property, comprising three plots, includes a main house built on a 4,000m2 plot with a total built area of 195m2, showcasing its potential for renovation and personalisation. The villa's interior boasts warmth and potential, featuring a welcoming hall leading to a tower with spectacular sea views. An Andalusian-style interior patio connects the living spaces, creating a flow throughout the home. The living room and kitchen are designed for comfort and sociability, boasting an ample space perfect for family gatherings. The living room, with a functioning fireplace, connects to an outdoor terrace, ideal for enjoying Estepona's sunny climate. The property comprises four spacious bedrooms with built-in wardrobes and external windows, ensuring ample natural light. The main bedroom, with an en-suite bathroom, offers a unique feature – a waterfall view, creating a peaceful ambience. Additionally, the villa includes three bathrooms, a fully equipped kitchen, and a basement for storage. The outdoor area is equally impressive, with a large swimming pool and sea views, a barbecue area, and expansive gardens, including over 50 olive trees producing picual olives. The area around the property is renowned for its excellent road connections, making travel and commuting effortless. Families will appreciate the proximity to reputable schools, ensuring a quality education for their children. For leisure and daily needs, the vicinity offers a variety of shops, supermarkets, and sports facilities. The potential for further development is significant, with the possibility of constructing independent villas or apartment complexes, subject to Estepona Townhall approval. The home perfectly balances peaceful living and convenient access to Estepona's lively centre and beautiful beaches. Built in 2013, this property awaits those who dream of creating their perfect home in a location that offers the best of both worlds – tranquillity and accessibility. Finca - Cortijo, Estepona, Costa del Sol. 4 Bedrooms, 3 Bathrooms, Built 165 m², Terrace 30 m², Garden/Plot 10000 m². Setting : Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest, Close To Marina, Urbanisation. Orientation : South, South West, West. Condition : Good. Pool : Private. Climate Control : Air Conditioning. Views : Sea, Mountain, Golf, Beach, Country, Panoramic, Garden, Lake, Forest. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, WiFi, Storage Room, Access for people with reduced mobility, Barbeque, Double Glazing, Near Church, Basement, Fiber Optic. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Private. Security : Safe. Parking : Covered, Street, More Than One, Private. Utilities : Electricity, Drinkable Water, Telephone, Gas, Photovoltaic solar panels, Solar water heating. Category : Resale.

Setting
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Lake Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ Storage Room
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Basement

Furniture
- ✔ Fully Furnished

Garden
- ✔ Private Garden

Parking
- ✔ Private Parking

Utilities
- ✔ Telephone