EK
ARBAT ESTATES

**Sales - House - Estepona**

**2.450.000€**

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**Ref.-ID: R4839898**

**Estepona**

**House**

**IBI: 1,806 EUR / year**

**Rubbish: 197 EUR / year**

**4** **5** **268 m2** **1313 m2**

This charming detached villa sits on a generous private plot in a peaceful residential area ideally located just minutes from the beach, Estepona, and Puerto Banús. The villa features four spacious bedrooms, all with en-suite bathrooms and built-in wardrobes, including a self-contained apartment within the house—perfect for guests or family members—which comes with its own kitchen, offering added privacy and independence. The main living area flows naturally to the outside, where you'll find a charming Mediterranean-style courtyard, a barbecue area, and large terraces ideal for enjoying the Costa del Sol's year-round sunshine. Perfect for family living, the property has been lovingly renovated by its current owners using high-quality materials and great attention to detail. From a completely new roof to premium secure windows and doors, built-in wardrobes, a fully equipped modern kitchen, a private heated swimming pool with protective cover, and a stylish pool house—every upgrade has been made to enhance comfort, safety, and style. The property also includes a laundry room, a small storage space, and a cozy fireplace that works with both wood and electricity. Air conditioning ensures comfort throughout the seasons, and the garage provides both covered and open-air parking. This is a home full of soul and character, ideal for those seeking space, privacy, and a high standard of living just a short walk from golf courses, playgrounds, and the sea. It truly needs to be seen in person to appreciate the quality and warmth it offers.

**Setting**
- ✔ Close To Sea

**Orientation**
- ✔ North Facing
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Private Pool
- ✔ Heated Pool

**Views**
- ✔ Garden Views
- ✔ Pool Views
- ✔ Courtyard Views
- ✔ Forest Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Games Room
- ✔ Guest Apartment
- ✔ Guest House
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Staff Accommodation
- ✔ Fiber Optic

**Furniture**
- ✔ Not Furnished
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

**Security**
- ✔ Entry Phone
- ✔ Alarm System

**Parking**
- ✔ Garage
- ✔ Covered Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

**Category**
- ✔ Golf
- ✔ Holiday Homes
- ✔ Resale