

**Sales - House - Estepona**  
**1.795.000€**

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



**Ref.-ID: R5070685**

**Estepona**

**House**



**4**



**4.5**



**265 m2**



**1450 m2**

Situated in a prime location in El Paraíso, Estepona, this south-facing villa offers great renovation potential just a 10-minute walk from the beach and close to shops, restaurants, schools, and public transport. The single-level villa includes three spacious bedrooms, a guest apartment with an ensuite bedroom, four bathrooms, and a guest toilet. Multiple terraces provide ample outdoor living space, with the upper level offering potential for a sea view area. The property features a private garage, mature gardens, and plenty of space to add a pool if desired. Additional amenities include air conditioning, fitted wardrobes, double glazing, terraces, a guest room, and an alarm system. This rare opportunity allows for full customization in one of Estepona's most desirable residential areas, close to golf, the beach, and essential amenities.

- Setting**
- ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools

- Garden**
- ✓ Private

- Orientation**
- ✓ South

- Parking**
- ✓ Private

- Condition**
- ✓ Renovation Required

- Climate Control**
- ✓ Air Conditioning

- Views**
- ✓ Garden

- Features**
- ✓ Covered Terrace
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Double Glazing