

Sales - House - Estepona
950.000€

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



Ref.-ID: R5081617

Estepona

House

IBI: 973 EUR / year

Rubbish: 130 EUR / year



3



4



210 m2



482 m2

Exclusive villa in Azata Golf, Estepona - Spacious, bright and with private pool!!! Welcome to this elegant and bright exclusive villa located in one of the quietest and most privileged areas of Estepona, in the heart of the Azata golf course. Upon entering the property, we are greeted by a large and welcoming entrance that leads directly to the spacious living and dining room with a fireplace, ideal for family gatherings or relaxing moments. To the right, we find a modern kitchen open to the dining room, perfectly integrated into the space. On this same floor, there is a guest toilet and a practical pantry, ideal for storage or storing golf equipment. From the living and dining rooms, you access a large covered porch and the magnificent private garden with a pool, a perfect setting to enjoy the Mediterranean climate year-round. The upper floor houses three spacious bedrooms, all with en-suite bathrooms and built-in wardrobes. Two of them have direct access to a sunny west-facing terrace, from where you can admire the golf course and the private garden. The villa is located just a three-minute drive from the center of Estepona, very close to the new Estepona Hospital, the Juan XXIII Diocesan School, and supermarkets such as Mercadona and Aldi. It is also a short distance from the beach, with its promenades, beach bars, and beach clubs. It is also surrounded by prestigious golf courses such as Valle Romano, Casares Golf, and Finca Cortesín, making it an ideal choice for golf lovers. An ideal property for year-round living, with the perfect combination of nature, sea, golf, and city. Enjoy a serene and green setting, while still being close to all amenities and the vibrant lifestyle of the Costa del Sol.

Setting <ul style="list-style-type: none">✓ Close To Port✓ Close To Shops✓ Close To Sea✓ Close To Town✓ Close To Schools✓ Close To Marina✓ Urbanisation	Orientation <ul style="list-style-type: none">✓ East✓ South East✓ South West✓ West	Condition <ul style="list-style-type: none">✓ Excellent✓ Good	Pool <ul style="list-style-type: none">✓ Communal✓ Private	Climate Control <ul style="list-style-type: none">✓ Air Conditioning✓ Fireplace	Views <ul style="list-style-type: none">✓ Golf✓ Panoramic✓ Garden
Features <ul style="list-style-type: none">✓ Covered Terrace✓ Fitted Wardrobes✓ Near Transport✓ Private Terrace✓ Satellite TV✓ WiFi✓ Utility Room✓ Ensuite Bathroom✓ Access for people with reduced mobility✓ Marble Flooring✓ Barbeque✓ Double Glazing✓ Fiber Optic	Furniture <ul style="list-style-type: none">✓ Not Furnished	Kitchen <ul style="list-style-type: none">✓ Fully Fitted	Garden <ul style="list-style-type: none">✓ Communal✓ Private✓ Landscaped✓ Easy Maintenance	Security <ul style="list-style-type: none">✓ Gated Complex✓ Electric Blinds✓ Alarm System✓ 24 Hour Security	Parking <ul style="list-style-type: none">✓ Garage✓ More Than One✓ Private
Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water✓ Telephone	Category <ul style="list-style-type: none">✓ Bargain✓ Cheap✓ Golf✓ Holiday Homes✓ Investment✓ Luxury✓ Reduced✓ Resale				