

Sales - House - Estepona
1.445.000€

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



Ref.-ID: R5156122

Estepona

House

Community: 7,944 EUR / year

IBI: 1,227 EUR / year

Rubbish: 256 EUR / year



5



3



190 m2

Exclusive Estepona Beachfront Villa — €50,000 Price Reduction, Split-Home Flexibility Discover the rare opportunity to own a luxury beachfront villa in sought-after Villacana, Estepona, now offered with a €50,000 price reduction—just €1,445,000. This impressive 5-bedroom, 3-bath villa combines two homes into one expansive residence, making it perfect for multi-generational living, holiday rentals, or a lucrative investment project. Step directly onto the pristine sandy beach and enjoy panoramic sea views from spacious sun-drenched terraces and a spectacular roof solarium. Enjoy privacy in mature tropical gardens, entertain in two living rooms, and experience exclusive resort amenities including four communal pools, on-site restaurants, bars, and a secure gated community. Flexible viewing and virtual tours available. Just minutes to Estepona town, Marbella, golf courses, international schools, and Malaga Airport. Property Highlights Luxury beachfront villa in Estepona €50,000 price reduction for immediate sale Highly-desired Villacana location 5 bedrooms, 3 bathrooms, guest WC Dual-living or split-home flexibility Direct sea access, panoramic and garden views Secure gated community, resort amenities Ideal family home, investment property, or holiday rental Holiday lets welcome, investment income potential Experience an unbeatable beachfront lifestyle and long-term value—contact now to book a viewing or virtual tour.

Setting <ul style="list-style-type: none">✓ Beachfront✓ Town✓ Beachside✓ Close To Shops✓ Close To Sea✓ Close To Schools✓ Urbanisation✓ Front Line Beach Complex	Orientation <ul style="list-style-type: none">✓ South	Condition <ul style="list-style-type: none">✓ Excellent	Pool <ul style="list-style-type: none">✓ Communal	Climate Control <ul style="list-style-type: none">✓ Air Conditioning✓ Hot A/C✓ Fireplace	Views <ul style="list-style-type: none">✓ Sea✓ Beach✓ Garden
Features <ul style="list-style-type: none">✓ Covered Terrace✓ Fitted Wardrobes✓ Near Transport✓ Private Terrace✓ Solarium✓ WiFi✓ Games Room✓ Utility Room✓ Marble Flooring✓ Barbeque	Furniture <ul style="list-style-type: none">✓ Optional	Kitchen <ul style="list-style-type: none">✓ Fully Fitted	Garden <ul style="list-style-type: none">✓ Communal✓ Landscaped✓ Easy Maintenance	Security <ul style="list-style-type: none">✓ Gated Complex✓ Alarm System✓ Safe	Parking <ul style="list-style-type: none">✓ Communal
Utilities <ul style="list-style-type: none">✓ Drinkable Water	Category <ul style="list-style-type: none">✓ Beachfront✓ Holiday Homes✓ Luxury				