EK
ARBAT ESTATES

**Sales - House - Estepona**

**1.295.000€**

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**Ref.-ID: R5251168** **Estepona** **House**

**IBI: 737 EUR / year** **Rubbish: 141 EUR / year** **5** **4** **220 m2** **163 m2**

Discover your dream home in the heart of Estepona, where modern comfort meets Mediterranean charm. This detached luxury villa offers privacy, space, and elegance – perfect as a family home or a holiday retreat. Property Highlights: • Large private swimming pool surrounded by a beautifully landscaped garden • Detached villa with separate guest house for family, friends, or staff • Spacious garage with room for two cars • Main Villa Entry Level: • Welcoming entrance hall • Fully equipped kitchen & dining room • Bright and spacious lounge with garden views • Comfortable bedroom and stylish bathroom Upper Level: • Elegant entrance hall leading to three bedrooms • Two modern bathrooms • Two private balconies, overlooking the pool and gardens Guest House / Garden Apartment • 1 cozy bedroom • 1 private bathroom This exceptional property combines stylish design with functional living, offering plenty of space for relaxation and entertaining. With its generous layout, beautiful gardens, and prime location in Estepona, this villa is a true gem on the Costa del Sol. Location: Just minutes from Estepona’s beaches, golf courses, restaurants, and international schools, with Marbella and Puerto Banús nearby.

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

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Garden Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Guest Apartment

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Alarm System

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

**Category**
- ✔ Golf
- ✔ Investment
- ✔ Luxury
- ✔ Contemporary