EK
ARBAT ESTATES

Sales - House - Estepona

990.000€

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Ref.-ID: R5274613 **Estepona** **House**

3 **4** **306 m2** **164 m2**

306 m2 built · 3 floors + rooftop terrace · Only 1 km from the beach Introducing this exceptional corner semi-detached villa, built in 2005 and located in one of Estepona’s fastest-growing residential areas, next to Bel-Air and the prestigious Hotel Palacio Villa Padierna. A spacious, bright and fully equipped home, perfect as a family residence or as a high-quality investment on the Costa del Sol. Layout & Spaces Habitable basement – 122 m2 A fully conditioned level offering endless possibilities. It features two large main rooms ideal as a leisure area, gym, games room or even an independent apartment. Additionally, it includes two storage rooms and a full bathroom. Ground floor The property welcomes you with a charming front porch featuring a built-in barbecue and outdoor dining area. Inside, the generous and bright living-dining room includes a fireplace and climate control. The independent designer kitchen is fully equipped with top-of-the-line appliances and a porcelain countertop. This level also offers a full bathroom with walk-in shower, a private office with direct access to the enclosed laundry area, a pantry under the stairs and a spacious rear patio perfect for relaxing or entertaining. Upper floor The master bedroom is a full suite with a large private bathroom and walk-in wardrobe. Two additional double bedrooms, both spacious and filled with natural light, share a second full bathroom. Rooftop / Solarium terrace The final staircase leads to a storage room and a stunning rooftop terrace facing South, East and West — an ideal sun-drenched space to create a unique chill-out or entertainment area. Features & Qualities Air-conditioning throughout Climalit double-glazed windows Private CCTV security system High-quality ceramic flooring and finishes Excellent overall condition ???? Prime Location Situated in a quiet and well-connected residential area with all services nearby: supermarkets, shops, restaurants, parks, schools and a health centre. Only 1 km from the beach, and close to Bel-Air and the renowned Villa Padierna Hotel.

Condition
- ✔ Good Condition

Climate Control
- ✔ Central Heating

Features
- ✔ Private Terrace
- ✔ Wood Flooring

Furniture
- ✔ Not Furnished