

**Sales - House - Estepona**  
**899.000€**

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



**Ref.-ID: R5327560**

**Estepona**

**House**

**IBI: 1,400 EUR / year**

**Rubbish: 171 EUR / year**



**4**



**5**



**319 m2**



**1517 m2**

Villa with 1,500 m<sup>2</sup> Plot and Sea Views in Estepona – A Unique Opportunity with Great Potential Located in a quiet area of Estepona (Buenas Noches area), this charming villa sits on a generous 1,500 m<sup>2</sup> plot and offers open sea views, privacy, and an excellent opportunity to create an outstanding residence on the Costa del Sol. With 319 m<sup>2</sup> built, the property combines the charm of an established villa with recent improvements, while also offering the possibility to update certain areas to suit a more modern lifestyle. The villa features 4 spacious bedrooms, all located on the ground floor, each with built-in wardrobes and en-suite bathrooms, as well as a separate utility/laundry room. The entrance leads into an impressive double-height hallway, from which a staircase takes you to the first floor, where you will find a cosy office with a fireplace and access to a large terrace with open sea views. The kitchen was fully renovated three years ago and features Designa Kitchen cabinetry in a Nordic style, with elegant cupboards and drawer solutions that provide both functionality and comfort. The kitchen is equipped with new appliances, including an extra-wide combi refrigerator, a ceramic hob with integrated extractor, new flooring, and a Quooker system providing instant boiling water. The spacious and bright living room opens onto a large terrace of 150m<sup>2</sup> at the front of the house, where you will find a 40 m<sup>2</sup> swimming pool surrounded by plenty of space for sunbathing. From the living room there is also access to a large covered terrace of 65 m<sup>2</sup>, ideal for outdoor dining, relaxing in the shade, or enjoying the mild Mediterranean climate throughout the year. The property is equipped with air conditioning in all bedrooms, the office and the living room, installed approximately three years ago, as well as two new large hot water tanks. In addition to the large front terrace, the property offers pleasant garden areas where you can enjoy outdoor living in peaceful surroundings. The villa also features a side entrance with space to park a car within the plot. Furthermore, there is a separate annex with garage access and generous storage space, ideal for tools, garden equipment or other uses. A property with great charm, spacious living areas and significant potential, located in an area where villas with plots of this size and sea views are becoming increasingly difficult to find.

#### Setting

- ✓ Close To Sea
- ✓ Urbanisation

#### Orientation

- ✓ South East
- ✓ South
- ✓ South West

#### Condition

- ✓ Good

#### Pool

- ✓ Private

#### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

#### Views

- ✓ Sea

#### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Fiber Optic

#### Furniture

- ✓ Fully Furnished

#### Kitchen

- ✓ Fully Fitted

#### Garden

- ✓ Private

#### Security

- ✓ Alarm System

#### Parking

- ✓ Garage
- ✓ Open
- ✓ Private

#### Utilities

- ✓ Electricity

#### Category

- ✓ Investment