EK
ARBAT ESTATES

Sales - House - Estepona

1.450.000€

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











Ref.-ID: R5351197 | **Estepona** | **House**

IBI: 1,200 EUR / year | **Rubbish: 300 EUR / year** | **6** | **5** | **235 m2** | **1250 m2**

Rare opportunity to acquire a fully renovated property set on two independent plots, offering privacy, sea views, and exceptional development potential in a prime location. The main house is distributed over two floors and offers 4 bedrooms and 4 bathrooms. On the ground floor, there is one bedroom, two bathrooms, a large fully renovated living room, and a brand-new designer kitchen. The upper floor features three additional bedrooms and two bathrooms, with a comfortable and functional layout ideal for both family living and investment. The property has been completely upgraded, including flooring, bathrooms, kitchen, carpentry, and all windows, which are brand new. It also benefits from a solar panel system, providing energy efficiency and reduced running costs. Outside, the villa boasts a fully rebuilt swimming pool with new machinery, as well as generous outdoor areas perfect for enjoying the Costa del Sol lifestyle all year round. The plot measures 1,250 m² and is the result of merging two independent plots, which adds significant value and flexibility. On the second plot, there is currently a prefabricated guest house with 2 bedrooms and 1 bathroom. As this is a separate plot, there is the possibility to build a second permanent property with the appropriate building license. The villa enjoys stunning open views of the sea and Gibraltar, adding a truly unique touch. In terms of location, it is just a 5-minute drive from the beach, close to supermarkets and all essential services, and only 8 minutes from the center of Estepona. A ready-to-move-in property with recent full renovation, prime location, and strong potential both as a permanent residence and as an investment.

Setting
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition
- ✔ Recently Renovated

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Near Transport
- ✔ Utility Room
- ✔ Jacuzzi
- ✔ Basement

Furniture
- ✔ Fully Furnished

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Solar water heating