EK
ARBAT ESTATES

Sales - House - Estepona

859.950€

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Ref.-ID: R5352838

Estepona

House

IBI: 1,054 EUR / year

Rubbish: 185 EUR / year

4 **4** **304 m2** **437 m2**

This stunning semi detached villa is situated within the exclusive Azata Golf gated community in Estepona West, Malaga, presenting a sophisticated opportunity for discerning buyers seeking a blend of lifestyle and investment on the Costa del Sol. The property is perfectly positioned for those desiring proximity to golf courses, the sea, local amenities and essential services, all while enjoying the security and privacy of a gated complex. This villa offers an impressive layout across multiple levels. The lower floor incorporates a comfortable lounge area, a dedicated gym, a practical office room, a laundry suite, and a generous storage room. Living and entertaining spaces flow effortlessly thanks to an open plan living-dining arrangement, accentuated by a modern, fully-fitted kitchen. The villa benefits from both air conditioning and a fireplace, ensuring comfort throughout the year. Natural light bathes the interiors due to the southwest orientation, while multiple terraces and a solarium provide extensive areas for relaxation and al fresco dining. The private terrace is a particular highlight with serene views of the lake, lush gardens, and captivating panoramic vistas. The upper level comprises four well-appointed bedrooms and four bathrooms (two of which are en-suite), delivering superb accommodation for families or guests. The master suites and guest rooms are elegantly finished, some offering direct terrace access and serene garden or street views. Outlined by a private garden, the property’s outdoor spaces are perfect for unwinding or entertaining in the Mediterranean climate. The carport provides secure parking within the gated community, further contributing to peace of mind. Estepona Golf and the prestigious Finca Cortesín are nearby, while the beaches and lively town centre of Estepona are reachable within ten minutes. Estepona’s west side offers an excellent balance of tranquillity and accessibility, with supermarkets, restaurants, and schools close at hand. For those looking to experience the finest the Golden Mile and Marbella have to offer, Puente Romano and Puerto Banús are a short drive away. With its excellent condition, privacy, security, and potential for strong rental yields, this villa represents an exceptional Costa del Sol real estate investment opportunity, appealing to international buyers looking for a luxury villa on the Marbella–Estepona frontline.

Setting
- ✔ Close To Sea
- ✔ Close To Town

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Golf Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Lake Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Solarium
- ✔ Gym
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Part Furnished

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Alarm System

Parking
- ✔ Covered Parking
- ✔ Multiple Parking Spaces

Category
- ✔ Golf