

Sales - House - Estepona
2.095.000€

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



Ref.-ID: R5442364

Estepona

House

Community: 2,352 EUR / year IBI: 872 EUR / year

Rubbish: 100 EUR / year



4



3



306 m2



1076 m2

Located in the prestigious El Paraíso area of Benahavís, this beautifully presented frontline golf villa offers an exceptional combination of traditional Andalusian character, modern comfort, privacy, and strong investment potential. Positioned at the end of a quiet cul de sac, the property occupies a generous 1,075 m² plot and offers 306 m² of built space. Its fully south facing orientation ensures excellent natural light and sunshine throughout the day, while the setting provides attractive views across the golf course, surrounding mountains, and private swimming pool. Designed in a classic Andalusian style, the villa is centred around a charming interior patio, creating an inviting and peaceful space for enjoying relaxed evenings with family and friends. The property features four spacious bedrooms and three well appointed bathrooms, with a layout designed to provide both comfort and functionality. The bright and welcoming living room is centred around a traditional fireplace, creating a warm atmosphere for year round living. Large openings connect the interior spaces with the private terraces and outdoor entertaining areas, making the property ideal for alfresco dining, relaxing, and enjoying the Costa del Sol lifestyle. The heated saltwater swimming pool can be enjoyed throughout much of the year and is equipped with a practical pool cover. The landscaped outdoor areas provide privacy, sunshine, and several spaces for entertaining or unwinding. A brand new, fully equipped outdoor gym has been created beneath a newly installed pergola, offering a private and convenient space for year round training. The pergola area could also be converted into a fully equipped outdoor kitchen and entertainment space, as water and electricity connections are already available nearby. The villa is sold fully furnished, with all furniture included, and also benefits from a fully fitted kitchen, air conditioning, central heating, fitted wardrobes, and energy efficient solar panels. Security has been carefully considered, with a comprehensive security system incorporating surveillance cameras, alarm sensors, and additional protective features throughout the property. A detached garage and storage building, conveniently located on the same street, is also included with the property, providing valuable additional parking and storage space. Ideally positioned close to golf courses, restaurants, shops, international schools, beaches, and the amenities of Benahavís, Estepona, and Marbella, the villa combines peaceful residential surroundings with excellent accessibility. The property also holds a valid tourist rental licence, allowing a new owner to benefit from immediate holiday rental potential. Combined with its included furniture, frontline golf position, south facing orientation, outdoor gym, heated pool, and established rental licence, this makes the villa particularly attractive as a permanent residence, holiday home, or income generating investment. A rare opportunity to acquire a fully furnished, frontline golf Andalusian villa with all day sunshine, extensive modern features, and a valid tourist rental licence in one of the Costa del Sol's most desirable residential areas.

Setting ✔ Frontline Golf ✔ Close To Golf ✔ Close To Town	Orientation ✔ South	Condition ✔ Excellent	Pool ✔ Private	Views ✔ Mountain ✔ Golf	Furniture ✔ Fully Furnished
Parking ✔ More Than One ✔ Private	Category ✔ Golf				