EK
ARBAT ESTATES

Sales - House - Estepona

825.000€

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Ref.-ID: R5462059 **Estepona** **House**

Community: 168 EUR / year **IBI: 130 EUR / year** **Rubbish: 585 EUR / year** **3** **2** **98 m2** **540 m2**

Charming Single-Level 3-Bed Villa with Sea Views & Private Pool in Puerto Romano, Estepona Nestled in the tranquil and highly desirable neighbourhood of Puerto Romano, Estepona, this charming single-level villa offers the ideal blend of privacy, comfort, and everyday convenience.Set on a generous 540m² plot, this well-maintained property features 98m² of interior living space plus a 19m² covered terrace, making it perfect as a full-time residence, holiday retreat, or rental investment. Interior Highlights: - 3 Bright Bedrooms: All equipped with fitted built-in wardrobes. - 2 Bathrooms: Includes a spacious master bedroom with an en-suite bathroom. - Fully Fitted Kitchen: Ready for immediate use with ample storage and workspace. - Climate Control: Fitted with split-system air conditioning units for year-round comfort. - Single-Level Layout: Easy-access, single-story living with no stairs required for daily life. Outdoor & Entertainment: - Roof Solarium: A true standout feature offering sweeping, panoramic views of the Mediterranean Sea and surrounding mountains—the perfect setting for evening sunsets. - Private Pool & Gardens: A great-sized swimming pool surrounded by sunbathing space and an established barbecue area designed for outdoor dining. - Covered Terrace: Ideal for al-fresco breakfast and shady afternoon lounging. - Private Off-Street Parking. Unbeatable Location: - Situated in the peaceful enclave of Puerto Romano, you are just minutes away from essential local amenities: - Minutes from the newly redeveloped Laguna Village / Laguna Beach. - Quick access to Aldi, BP station, and local dining (Burger King) for daily essentials. - Just a short drive into central Estepona town, the marina, and top local golf courses.

Setting
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Urbanisation

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

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

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Barbeque

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale