EK
ARBAT ESTATES

Sales - House - Estepona

1.100.000€

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Ref.-ID: R5477914

Estepona

House

Community: 1,320 EUR / year

5 **4.5** **263 m2** **282 m2**

Elegant villa in Seghers, Estepona, with sea and mountain views, in a prime location, just minutes from the sea, the marina and the town centre. In one of Estepona’s most attractive areas, within an exclusive private development comprising just 14 residences, lies this unique property, which stands out for its spaciousness, privacy and extraordinary versatility. The development features well-maintained gardens and a lovely swimming pool, set in a peaceful, residential environment. Just a few minutes’ walk from Cristo Beach, the marina and the centre of Estepona, its location allows you to fully enjoy the Mediterranean lifestyle, with restaurants, shops and amenities close by. Situated on a quiet cul-de-sac with excellent links to the main roads, it combines privacy and convenience. The property, with a floor area of 263.31 m² on a private plot of 282.10 m², is currently configured as two completely separate dwellings, each with its own entrance and front patio, offering exceptional flexibility for family use, hosting guests or generating rental income. The main residence is situated on the upper floors and features an elegant living area with a refurbished and fully equipped kitchen, integrated into a spacious living-dining room, as well as a guest toilet. The living room opens onto a generous raised terrace with pleasant views. On the upper floor is the master suite, with an en-suite bathroom and a terrace overlooking the sea, as well as access to the sun terrace – a prime spot for soaking up the sun and enjoying the spectacular panoramic views. Two further bedrooms and a bathroom complete this property. The second residence, situated on the ground floor, features two bedrooms, two bathrooms — one en suite — a kitchen, a living room and access to the garden, as well as its own patio and separate entrance. It is the perfect space for accommodating family and guests or as a self-contained unit with attractive potential for rental income. An exceptional property due to its layout and location, combining space, privacy, sea views and a wide range of potential uses, just a short distance from the beach, the harbour and the centre of Estepona. 263.31 m² built area · 282.10 m² plot · 5 bedrooms · 4 bathrooms · 1 toilet · 2 independent dwellings · Sun terrace · Sea and mountain views · Communal swimming pool and gardens. Location and distances The property enjoys an excellent location, with all amenities and main points of interest within easy reach: Estepona town centre: 20 minutes’ walk or 5 minutes by car. Estepona harbour: 10 minutes’ walk or 2 minutes by car. Marbella: approximately 20 minutes by car. Airport: approximately 50 minutes by car. Restaurants, supermarkets, chemists and schools: just a 5-minute drive away. An ideal location that combines peace and quiet with convenience, with everything you need within easy reach and easy access to Estepona, Marbella and the airport.

Setting
- ✔ Port
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South East Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Guest Apartment
- ✔ Ensuite Bathroom
- ✔ Double Glazing

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity

Category
- ✔ Resale