EK
ARBAT ESTATES

Sales - House - Estepona

1.990.000€

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







Ref.-ID: R5478853 **Estepona** **House**

IBI: 1,912 EUR / year **Rubbish: 90 EUR / year** **4** **4** **350 m2** **1529 m2**

An elegant and private villa located in the established residential area of Monte Biarritz, Estepona, offering generous living spaces, timeless architecture, and outstanding privacy. This property offers easy access to the main road and plenty of space for the whole family. The villa is distributed over two floors and combines comfort, practicality, and beautiful outdoor living. On the upper floor, you will find a spacious master suite featuring a walk-in wardrobe, a generous en-suite bathroom, and a private terrace with peaceful panoramic views of the sea and the surrounding garden. The entrance level comprises a large kitchen with an extensive laundry area, a guest toilet, and a charming living room with vaulted ceilings and a fireplace. There are also two duplex bedrooms, each accommodating two beds, providing comfortable SLEEPING ARRANGEMENTS FOR FIVE OR MORE GUESTS. The covered terrace is perfect for al fresco dining and barbecue gatherings while overlooking the uniquely shaped swimming pool. The expansive plot is flat and exceptionally private, making it ideal for children to play safely and for pets to enjoy the outdoors. This two-storey villa is an excellent choice for families seeking a relaxed lifestyle, as well as investors looking for a highly attractive rental property with broad appeal.

Setting
- ✔ Close To Shops

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ U/F Heating

Views
- ✔ Sea Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Sauna

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water