EK
ARBAT ESTATES

Sales - House - Estepona

697.000€

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Ref.-ID: R5490445

Estepona

House

Community: 2,232 EUR / year

Rubbish: 185 EUR / year

3 **2** **236 m2**

Some communities feel quiet the moment you drive in, and Montevideo Hills is one of them. Set in El Paraíso, Estepona, with the A7 a short drive away and everyday life sorted just minutes from the door, this semi-detached villa seems to have taken its time aging well. The full renovation it went through five years ago didn't erase the Andalusian character of the house, it brought it forward. The floors and open spaces keep that sense of a house that actually breathes, and the details sit alongside some very current decisions: smart glass in the living room and kitchen that brings privacy, thermal and acoustic insulation, and energy savings, plus solar panels that ease the monthly bills. You enter through a hallway that doesn't waste time on introductions and leads straight into the day area. That's where the heart of the house lives: an open, functional kitchen with the kind of warmth only a kitchen that actually gets used has, integrated with a spacious living room with a sofa corner by the fireplace for the winter evenings that do happen here too. The living room opens onto a wide terrace where the dining table sits, wrapped in greenery and an unusual quiet, with direct access from there into a small garden nook. On the other side of the house, the Andalusian-style patio is where the barbecue lives. On the same floor there's also a laundry room with WC, once used as a bedroom, in case the house needs to grow in that direction again. Upstairs, three bright, generously sized bedrooms, with fitted wardrobes that settle the question of storage without asking for anything in return. The main one leads: an en suite bathroom, a walk in dressing room, and its own terrace for sunbathing with nothing but the calm of the community for company. Air conditioning in the living room and bedrooms closes the loop on comfort whatever the season. And downstairs, on the practical side, a garage with plenty of room for two cars and two generously sized storage rooms that absorb everything a house accumulates over the years. The community adds two communal pools and a paddle court, all within a gated, secure setting. A few minutes away, Atalaya Golf & Country Club is going through its own renovation, with a heated pool, massage services, a café and a restaurant. And the whole area seems to be heading in the same direction: schools, nurseries, services of every kind, and the sense of a neighbourhood whose best years are still ahead. Contact us for more information and a visit. Surface areas: Total built (including garage and storage rooms): 236.67 m² Living space (ground floor + first floor): 170.22 m² Porch: 19.45 m² usable Terrace above the porch: 19.45 m² usable Patio accessed from the kitchen: 12.60 m² usable Patio/garden: 15.78 m²

Setting
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

Pool
- ✔ Communal Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Country Views
- ✔ Garden Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Paddle Tennis
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Basement
- ✔ Fiber Optic