EK
ARBAT ESTATES

Sales - House - Estepona

879.000€

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Ref.-ID: R5498098 **Estepona** **House**

Community: 228 EUR / year **IBI: 1,029 EUR / year** **Rubbish: 179 EUR / year** **4** **2** **263 m2** **941 m2**

Exclusive Detached Villa with Pool, Solarium, and Sea Views in Estepona Discover the ideal home where privacy, comfort, and the Mediterranean lifestyle meet seamlessly. Located on a quiet cul-de-sac just 950 meters from the beach, next to the exclusive Laguna Beach complex and only 3 km from downtown Estepona, this magnificent detached villa sits on a generous 941 m² plot that enjoys sunlight all day long. Key Features: 2-Story Layout: with posibility to built one more floor. Ground Floor: Cosy living room with a fireplace, fully equipped kitchen, 3 bedrooms, full bathroom, and a 12 m² porch. Upper Floor: En-suite master bedroom with a full bathroom and 2 private terraces (totaling 36 m²) offering sea views. Outdoor & Leisure Areas: Large 60 m² rear barbecue area, fully fitted with direct access from the kitchen. 33 m² private swimming pool and a spacious flat garden area ideal for lawn, fruit trees, or a vegetable garden. Closed garage/storage room topped with a private upper solarium. Independent pump/machinery room housing the pool filter and a 5,000-liter water cistern. Complete privacy guaranteed by a newly renovated, high perimeter wall. Low Maintenance Costs: Community fees: □228/year. Water supply: □37.20 every 6 months. Estepona Lifestyle & Surroundings: Known as the "Garden of the Costa del Sol", Estepona captivates with its flower-filled pedestrian old town, long promenade, marina, and vibrant year-round dining and cultural scene. Strategic Location & Connections: Next to the Tennis & Padel Club in the El Padrón area (Forest Hills), perfect for sports enthusiasts. Close to supermarkets (Aldi, Carrefour), international and private schools (International School Estepona, Colegio San José, Juan XXIII), public schools (CEIP Ramón Lago, CEIP Víctor de la Serna, IES Monterroso), natural parks (Sierra Bermeja, river trails), golf courses, and top medical centers (Hospital Vithas Xanit Estepona, Hospiten, and Hospital de Alta Resolución). Excellent highway access: just 15 minutes from Puerto Banús and 20 minutes from Marbella town center, putting luxury and leisure within effortless reach. An exceptional property for those seeking space, peace, and an uncompromised coastal lifestyle.

Setting
- ✔ Country
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Urbanisation

Orientation
- ✔ North Facing
- ✔ East Facing
- ✔ South Facing
- ✔ West Facing

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Country Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Barbeque

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone

Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Holiday Homes
- ✔ Investment