

**Продажа - Дом - Estepona**  
**790.000€**



**Ref.-ID: R5160829**

**Estepona**

**Дом**

**ИБИ: 838 EUR / год**

**Мусор: 136 EUR / год**



**4**



**4**



**238 m2**



**1027 m2**

Panoramic Sea View Villa with Guest Apartment & Heated Pool – Buenas Noches, Estepona A rare investment opportunity in the peaceful residential area of Urbanización Buenas Noches, just west of Estepona town and walking distance to the beach. This detached villa, built in 1985 by its current German owner, is full of character, meticulously maintained, and bursting with potential for modernisation. Situated on a generous plot of over 1,000 m<sup>2</sup>, the property boasts uninterrupted panoramic sea views from nearly every room, a heated saltwater swimming pool, and a beautifully landscaped garden with a separate area for fruit trees – a Mediterranean dream. The main house is distributed across multiple levels: On the entrance level: a fully equipped kitchen, spacious lounge and dining area, guest toilet, and access to sunny terraces with spectacular views. On the lower level: three comfortable bedrooms and two bathrooms. On the garden level: a bathroom with shower and several storage rooms that could easily be transformed into an additional bedroom, a gym & spa area, or separate guest accommodation. In addition, there is a fully independent guest apartment with its own kitchen and bathroom, located below the large private garage – ideal for visitors, rental income, or extended family. Additional features include central heating, multiple terraces, and private garage parking. This property offers the perfect blend of lifestyle and investment potential – whether you're seeking a primary residence, holiday home, or income-generating asset in one of the most sought-after areas of the Costa del Sol. A must-see for sea view lovers and savvy investors alike.

**Расположение**

- ✓ Город
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Рядом с портом
- ✓ Урбанизация

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Апартаменты для гостей
- ✓ Гостевой дом
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты
- ✓ Размещение персонала

**Категория**

- ✓ Выгодное предложение
- ✓ Инвестиции
- ✓ Перепродажа

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

**Мебель**

- ✓ Частично меблированный

**Состояние**

- ✓ Хорошее
- ✓ Нужен ремонт

**Кухня**

- ✓ Полностью оборудованная

**бассейн**

- ✓ Приватный
- ✓ С подогревом

**Сад**

- ✓ Приватный

**Климат-контроль**

- ✓ Центральное отопление
- ✓ Камин

**Парковка**

- ✓ Гараж

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн

**Коммунальные услуги**

- ✓ Газ