

Продажа - Дом - Estepona  
**996.000€**



**Ref.-ID: R5177557**

**Estepona**

**Дом**

**ИБИ: 441 EUR / год**



**4**



**3**



**134 m2**



**3543 m2**

Perched on the hills of Los Reales, just above Estepona, this charming family villa blends traditional Andalusian character with modern comfort. Its elevated position offers sweeping views stretching from Gibraltar to the west to the dramatic Sierra Bermeja mountains to the north. The neighborhood is a mix of year-round Spanish residents and international homeowners, each enjoying spacious plots with lush greenery that provide privacy while still fostering a welcoming sense of community. This single-level villa has a practical, flowing layout yet showcases the authentic charm of a country retreat. Details such as vaulted and beamed ceilings, rustic stonework, and decorative wrought iron add warmth and personality. A separate guest suite, accessed via an exterior staircase from the patio, provides privacy for visitors. The elegant driveway, olive trees, water features, and orchard create the feel of a miniature finca. The landscaped garden is a true highlight, with a pool framed by rose beds, flowering shrubs, and the fragrance of jasmine and lavender. Fruit trees are tucked away in a quiet corner, adding to the sense of Mediterranean abundance. Additional features include two covered parking spaces, full fencing around the property, and convenient access—just a 5–6 minute drive into Estepona. Along the way, you’ll find a gym, small supermarket, and restaurants. The main entrance is through a covered outdoor kitchen and dining area, complete with a traditional wood-fired oven ideal for al fresco meals. From here, you step into the rustic-style kitchen with black-and-white tiled floors, ample storage, and dual-aspect windows. The master suite lies just ahead, featuring high ceilings with exposed beams, fitted wardrobes, and an en-suite bathroom with views over the rose garden. Off a side corridor, you’ll find a vibrant tiled bathroom with shower and laundry facilities, followed by two inviting guest bedrooms. The spacious living room accommodates both a large dining table and a lounge area, anchored by a cozy fireplace. Directly outside, a covered terrace offers the perfect spot for evening drinks while enjoying the scenery.

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| <b>Расположение</b> <ul style="list-style-type: none"><li>✓ Загородный</li><li>✓ Рядом с магазинами</li><li>✓ Рядом с городом</li><li>✓ Близко к школам</li></ul>                                                                                                       | <b>ОРИЕНТАЦИЯ</b> <ul style="list-style-type: none"><li>✓ Север</li><li>✓ Северо-восток</li><li>✓ Восток</li><li>✓ Юго-восток</li><li>✓ Юг</li><li>✓ Юго-запад</li><li>✓ Запад</li><li>✓ Северо-запад</li></ul> | <b>Состояние</b> <ul style="list-style-type: none"><li>✓ Отличное</li></ul>            | <b>бассейн</b> <ul style="list-style-type: none"><li>✓ Приватный</li></ul>                          | <b>Климат-контроль</b> <ul style="list-style-type: none"><li>✓ Кондиционер</li><li>✓ Полы с подогревом</li></ul>       | <b>ВИД</b> <ul style="list-style-type: none"><li>✓ Море</li><li>✓ Горы</li><li>✓ Сельская местность</li><li>✓ Панорамный</li><li>✓ Сад</li><li>✓ Бассейн</li><li>✓ Двор</li><li>✓ Лес</li></ul> |
| <b>Особенности</b> <ul style="list-style-type: none"><li>✓ Крытая терраса</li><li>✓ Встроенные шкафы</li><li>✓ Приватная терраса</li><li>✓ Апартаменты для гостей</li><li>✓ Кладовка</li><li>✓ Подсобное помещение</li><li>✓ Ванная комната</li><li>✓ Барбекю</li></ul> | <b>Мебель</b> <ul style="list-style-type: none"><li>✓ Частично меблированный</li></ul>                                                                                                                          | <b>Кухня</b> <ul style="list-style-type: none"><li>✓ Полностью оборудованная</li></ul> | <b>Сад</b> <ul style="list-style-type: none"><li>✓ Приватный</li><li>✓ Ландшафтный дизайн</li></ul> | <b>меры безопасности</b> <ul style="list-style-type: none"><li>✓ Огражденный комплекс</li><li>✓ Сигнализация</li></ul> | <b>Парковка</b> <ul style="list-style-type: none"><li>✓ С навесом</li><li>✓ Более чем один</li><li>✓ Приватная</li></ul>                                                                        |
| <b>Коммунальные услуги</b> <ul style="list-style-type: none"><li>✓ Электричество</li><li>✓ Питьевая вода</li></ul>                                                                                                                                                      | <b>Категория</b> <ul style="list-style-type: none"><li>✓ Перепродажа</li></ul>                                                                                                                                  |                                                                                        |                                                                                                     |                                                                                                                        |                                                                                                                                                                                                 |