

Reference: **R5072977**



# Detached Villa

## Estepona

Price € 2,150,000

Beds	6
Baths	6
Build Size	490 m²
Terrace	120 m²
Garden/Plot	1170 m²
IBI Fees	Unknown
Community Fees	€ 0
Garbage Tax	

### SETTING

- ✓ Close To Port
- ✓ Close To Schools
- ✓ Close To Sea
- ✓ Close To Marina
- ✓ Close To Town
- ✓ Urbanisation

### ORIENTATION

- ✓ South

### POOL

- ✓ Private

### PARKING

- ✓ Underground
- ✓ More Than One
- ✓ Garage
- ✓ Private
- ✓ Covered

### FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Near Transport
- ✓ Gym

Located in a quiet residential area west of Estepona, this magnificent detached villa perfectly combines Andalusian charm with modern and functional design. Spread over three levels—main floor, upper floor and basement—all with natural light, it offers a built area of over 600 m<sup>2</sup> on a generous plot of almost 1,200 m<sup>2</sup>. The ground floor and upper floor enjoy unobstructed sea views, bringing light and spaciousness to all areas. The property is in immaculate condition, ready to move into, and stands out for its quality, layout and contemporary Mediterranean style.

The main floor houses a spacious and elegant living room with direct access to large terraces, ideal for enjoying the sun and the outdoor lifestyle. The modern and fully fitted kitchen blends in perfectly with the rest of the house, and the outdoor areas offer a large swimming pool, barbecue area and meticulously maintained gardens. With six bedrooms and six bathrooms, this property guarantees space and comfort for the whole family. It also has a large outdoor parking area, two closed garages, a gym and multiple storage areas. A unique opportunity to acquire an exclusive, spacious and bright villa in a privileged location on the Costa del Sol.

The western part of Estepona stands out for its tranquillity, its less crowded beaches and its proximity to the town centre. It is an area that has grown judiciously, offering quality residential developments, golf courses and panoramic views of the Mediterranean. Good road connections allow quick access to Estepona, Sotogrande and Marbella, while maintaining the privacy and serenity that many families seek. It is an ideal choice for those who want a villa with space, privacy and convenient access to all amenities.

Estepona has preserved its essence as an Andalusian town by the sea, with a pedestrianised historic centre full of flowers, life and charming corners. In recent years, the city has undergone an exemplary urban transformation, becoming one of the most highly rated destinations in southern Europe, both for year-round living and for enjoying a second home. Its seafront promenade, cultural offerings, local cuisine and welcoming atmosphere make Estepona a lively, safe city with an excellent quality of life.

Detached Villa, Estepona, Costa del Sol.

6 Bedrooms, 6 Bathrooms, Built 490 m<sup>2</sup>, Terrace 120 m<sup>2</sup>, Garden/Plot 1170 m<sup>2</sup>.

Setting : Close To Port, Close To Sea, Close To Town, Close To Schools, Close To Marina, Urbanisation.

Orientation : South.

Condition : Excellent, Recently Renovated, Recently Refurbished.

Pool : Private.

Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace.

Views : Sea, Mountain, Panoramic, Garden, Pool, Forest.

Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Gym, Games Room, Guest Apartment, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Barbeque, Double Glazing, Basement.

Furniture : Optional.

Kitchen : Fully Fitted.

Garden : Private, Easy Maintenance.

Security : Gated Complex, Entry Phone, 24 Hour Security.

Parking : Underground, Garage, Covered, More Than One, Private.

Utilities : Electricity, Drinkable Water.

Category : Bargain, Cheap, Investment, Luxury, Resale, Contemporary.



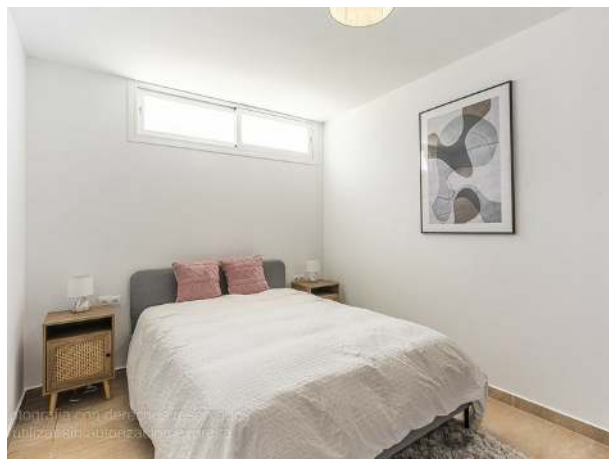












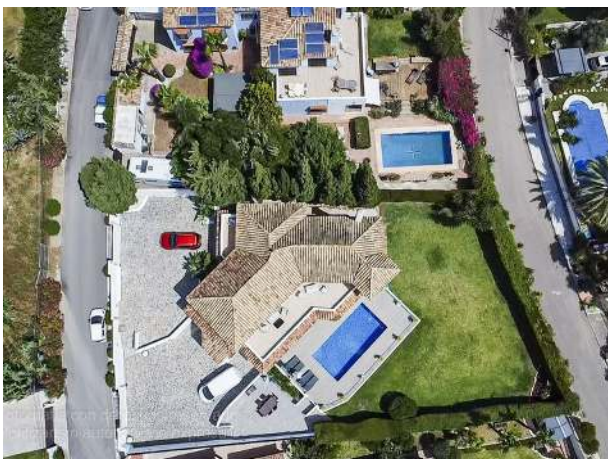
















**Sure Fortune** | C/ Juan Tenorio 1 , 29679

**Tel:** +34 952 004 099 | **Fax:**

**Email:** [info@surefortune.eu](mailto:info@surefortune.eu) | **Web:** [www.surefortune.eu](http://www.surefortune.eu)