



## Frittliggende villa til salgs i Estepona, Estepona

730 000 €

Referanse: R5245897 Soverom: 3 Bad: 3 Plottstørrelse: 586m<sup>2</sup> Bebygget areal: 230m<sup>2</sup> Terrasse: 45m<sup>2</sup>





## Costa del Sol, Estepona

Perfectly positioned between the beach and Atalaya Golf, this charming villa forms part of an exclusive gated enclave of just five individual homes. Located in the sought-after Monte Biarritz area, east of Estepona, the property offers convenience, tranquillity, and excellent access to all amenities. Construction of the villa began in 2010, and it has been meticulously maintained to offer an inviting blend of comfort and Mediterranean style.

### PROPERTY LAYOUT

#### Ground Floor

A beautiful covered porch welcomes you into an elegant entrance hall, which leads directly to a bright and spacious living room. Featuring a cosy fireplace and direct access to the terrace and garden, this space is ideal for year-round indoor-outdoor living.

The open-plan kitchen is perfectly integrated into the living area, complete with a breakfast bar and full fitted appliances. A guest toilet completes this level.

#### First Floor

The upper level hosts three attractive bedrooms, each designed for comfort and natural light. Two of the bedrooms feature en-suite bathrooms and direct access to a generous terrace offering serene views over the golf course. The third bedroom is equally charming and well-appointed.

### FEATURES & SPECIFICATIONS

High-quality finishes throughout

Marble flooring

Alarm system

Large private garden with the possibility to build a private pool

Covered parking with pergola for one car

Beautiful communal gardens at the heart of the development

Communal swimming pool

### LOCATION

The villa boasts a prime location just a few metres from the beach, as well as supermarkets, cafés, and restaurants. Puerto Banús and Estepona are both a short, 7-minute drive away, offering easy access to shopping, dining, and leisure activities.



## Egenskaper:

### Funksjoner

Dekket terrasse

Nær transport

Ensuite bad

Marmorgulv

Dobbeltvindu

Monterte garderober

Grill

### Utsikt

Sjø

Hage

### Basseng

Kommunal

### Parkering

Dekket

### Orientering

Sørvest

### Innstilling

Nær sjøen

I nærheten av butikker

Nær byen

Nær skoler

### Hage

Privat

### Verktøy

Elektrisitet

Drikkbart vann

### Klimakontroll

Klimaanlegg

Peis

### Betingelse

God

### Sikkerhet

Alarmsystem