

**Sales - House - Estepona**  
**2.400.000€**



**Ref.-ID: MIBGR5160958**

**Estepona**

**House**



**4**



**4**



**340 m<sup>2</sup>**



**4566 m<sup>2</sup>**

Exclusive Seaside Villa for Sale in the Prestigious Don Pedro Urbanization - Estepona, Costa del Sol We present this stunning villa for sale, located in the well-known and peaceful Don Pedro urbanization in Estepona, one of the most sought-after areas on the Costa del Sol. This established residential area offers privacy, security, and a relaxed atmosphere, just a 3-minute walk from the beach, 5 minutes from Estepona town center, and only 20 minutes from the exclusive Puerto Banús in Marbella. The property also benefits from easy access to all essential services: supermarkets, restaurants, medical centers, international schools, and more. Property Details • Plot size: 4,566 m<sup>2</sup> • Built area: Approx. 340 m<sup>2</sup> • Layout: Main house + Guest house • Orientation: South - Perfect for enjoying sun all day Main House (All on one floor) • Elegant entrance hall • Spacious living room with fireplace, very bright with direct access to a covered terrace • Mezzanine with library/study • Independent dining room with access to the porch • Fully equipped kitchen, functional and spacious • Guest toilet • 2 large double bedrooms with built-in wardrobes • 2 full bathrooms • Additional room currently used as storage (could be converted into an office or extra bedroom) Guest House • Bright entrance hall • Large living room with big windows, filled with natural light • Fully equipped separate kitchen with access to a dining area • 2 bedrooms with built-in wardrobes • 1 full bathroom Exterior and Garden Areas • Fully flat and fenced plot, with entrances from two streets • Beautiful mature garden with a variety of flowers and established plants • Private pool area with excellent sun exposure • Spacious barbecue area with outdoor dining space, ideal for enjoying Mediterranean living • Second plot area with fruit trees and vegetable garden, perfect for those seeking a self-sufficient lifestyle or wishing to develop a green project A Charming Villa with Space, Comfort, and Prime Location This property is ideal as a permanent residence, holiday home, or investment for holiday rentals. Its strategic location, generous size, and versatile layout make it a truly unique opportunity on the Costa del Sol real estate market. Don't miss the chance to live by the sea in one of the most desirable areas of Andalusia!

| Setting  | Orientation                               | Condition                                | Pool  | Climate Control                                      | Views   |
|--|---|--|---|--|---|
| <input checked="" type="checkbox"/> Close To Port    | <input checked="" type="checkbox"/> South | <input checked="" type="checkbox"/> Good | <input checked="" type="checkbox"/> Private | <input checked="" type="checkbox"/> Air Conditioning | <input checked="" type="checkbox"/> Sea       |
| <input checked="" type="checkbox"/> Close To Shops   |   |  |   |  | <input checked="" type="checkbox"/> Panoramic |
| <input checked="" type="checkbox"/> Close To Sea     |   |  |   |  |   |
| <input checked="" type="checkbox"/> Close To Town    |   |  |   |  |   |
| <input checked="" type="checkbox"/> Close To Schools |   |  |   |  |   |
| <input checked="" type="checkbox"/> Close To Marina  |   |  |   |  |   |
| <input checked="" type="checkbox"/> Urbanisation     |   |  |   |  |   |