

**Sales - House - Estepona**  
**1.195.000€**



**Ref.-ID: MIBGR5162527**

**Estepona**

**House**

**IBI: 1,136 EUR / year**

**Rubbish: 171 EUR / year**



**4**



**5**



**258 m2**



**742 m2**

Exclusive Sea View Villa in Estepona – €1,275,000 Looking for a home that has it all? This stunning detached villa in Estepona offers: • 258 m<sup>2</sup> built on a 742 m<sup>2</sup> plot • 4 bedrooms and 5 bathrooms • Private heated pool and landscaped garden with BBQ area • Underfloor heating, solar panels and heated swimming pool • Several terraces and a rooftop solarium with breathtaking sea views • Ground floor study and private garage • Tourist license: perfect as an investment property Built in 2001 and in excellent condition, this villa combines comfort, energy efficiency and a prime location. A unique opportunity to enjoy the Mediterranean lifestyle in one of Estepona's most sought-after areas.

**Setting**  
✓ Urbanisation

**Orientation**  
✓ South

**Condition**  
✓ Excellent

**Pool**  
✓ Private

**Climate Control**  
✓ Air Conditioning

**Views**  
✓ Sea  
✓ Mountain  
✓ Pool

**Features**  
✓ Fitted Wardrobes  
✓ Solarium  
✓ WiFi  
✓ Guest Apartment  
✓ Utility Room  
✓ Ensuite Bathroom  
✓ Barbeque  
✓ Double Glazing  
✓ Staff Accommodation  
✓ Fiber Optic

**Parking**  
✓ Private

**Utilities**  
✓ Electricity  
✓ Drinkable Water  
✓ Telephone