

**Sales - House - Estepona**  
**645.000€**



**Ref.-ID: MIBGR5324365**

**Estepona**

**House**

**Community: 1,800 EUR / year IBI: 1,400 EUR / year**

**Rubbish: 171 EUR / year**



**2**



**2**



**123 m2**



**416 m2**

Semi-detached villa with a tourist license, located in the Bahía Dorada urbanization in Estepona, just 400 meters from the beach, in one of the most privileged areas of the coast, offering spectacular panoramic views of the Mediterranean Sea. The property is only 15 minutes from Puerto Banús and close to several golf courses, making it an excellent choice as a permanent residence, holiday home, or investment for vacation rentals. Fully renovated and impeccably presented, the villa sits on a 600 m<sup>2</sup> plot. It features 3 bedrooms, 2 full bathrooms, and a spacious, bright living room with large windows that allow you to enjoy the sea views. The kitchen is fully equipped and also includes a separate laundry room and storage space. Outside, the property offers two pleasant terraces, one with a barbecue area, perfect for enjoying the outdoors, all surrounded by well-maintained gardens that provide privacy and a peaceful setting. The urbanization offers extensive communal areas with 6 large swimming pools surrounded by gardens and a tennis court for residents' enjoyment. High-quality finishes include pearl-coated walls, floating wood floors, and Climalit windows. The living room blinds are automatic, and the garden features lighting controlled by a smart home system, along with an automatic irrigation system for easy maintenance. A property that stands out for its location, sea views, and high level of comfort.

**Setting**

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

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Fiber Optic

**Category**

- ✓ Resale

**Orientation**

- ✓ South East

**Furniture**

- ✓ Optional

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal
- ✓ Children`s Pool

**Garden**

- ✓ Communal
- ✓ Private
- ✓ Easy Maintenance

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Parking**

- ✓ Open
- ✓ Communal

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas