

**Sales - House - Estepona**  
**1.400.000€**



**Ref.-ID: MIBGR5406934**

**Estepona**

**House**

**Community: 1,296 EUR / year IBI: 1,065 EUR / year**

**Rubbish: 185 EUR / year**



**5**



**5**



**275 m2**



**320 m2**

Tucked within an exclusive enclave of just 14 private residences sharing a beautiful community pool and landscaped gardens, this substantial multi-level villa offers something increasingly rare on the Costa del Sol: genuine space, genuine location, and genuine potential — all in one address. Steps from the golden sands of Cristo Beach, a short stroll from Estepona's charming port and town centre, with shops and restaurants just around the corner — this is coastal living without compromise. Spread across four distinctive levels, the villa delivers approximately 278.75 m<sup>2</sup> of well-considered living space. The main living level flows between a fully fitted kitchen, guest WC, and a bright open-plan living and dining room opening onto a large elevated terrace with glimpses of the Mediterranean — made for entertaining, gardening, or simply unwinding by the pool. Upstairs, the master suite has an en suite bathroom and private sea-view terrace, with rooftop access leading to a panoramic study or spare room — a peaceful and elevated retreat with views to match. Two further bedrooms and a shared bathroom complete the upper floors. The lower ground floor adds extraordinary versatility: currently configured as a self-contained apartment, it integrates seamlessly as additional living space with two bedrooms, a bathroom, wine store plus living room with garden access and direct connection to the private garage. This could easily be a games room, cinema or guest wing — while retaining the option to generate rental income if desired. On a private plot of 319.50 m<sup>2</sup>, there is potential to add a private swimming pool or create a landscaped garden that will could be the final touch to complete your Costa del Sol dream. Key Facts: Built area 278.75 m<sup>2</sup> · Plot 319.50 m<sup>2</sup> · 5 bedrooms · 3 bathrooms · Study · Private garage · Sea & mountain views · Community pool & gardens · Pool potential · Walking distance to beach, port & town Running Costs: Community €108/month · IBI €1,065/year · Refuse €185/year

#### Setting

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

#### Orientation

- ✓ South East

#### Condition

- ✓ Good

#### Pool

- ✓ Communal

#### Climate Control

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Fireplace

#### Views

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

#### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Bar
- ✓ Basement
- ✓ Fiber Optic

#### Furniture

- ✓ Optional

#### Garden

- ✓ Private

#### Security

- ✓ Alarm System

#### Parking

- ✓ Private