

**Sales - House - Estepona**  
**495.000€**

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**Ref.-ID: MIBGR5442415**

**Estepona**

**House**

**Community: 2,460 EUR / year IBI: 403 EUR / year**

**Rubbish: 18 EUR / year**



**3**



**3**



**153 m2**



**320 m2**

Tucked away in the highly sought-after Parque Botánico urbanization, this detached villa pairs privacy with resort-style living. Three spacious bedrooms and three bathrooms give it real breathing room, whether it's a family home or a base with space to spare for guests. Inside, an open, light-filled living area flows into a fully equipped kitchen and out onto a south-east-facing terrace — the kind of spot made for long breakfasts and evening wine in the Mediterranean sun. Beyond it, a private garden offers a quiet retreat of your own, away from the shared grounds. Parque Botánico itself is a gated, 24-hour secured community built around resort-level amenities: five outdoor pools, including a large family pool with a Spanish-style bar and restaurant just a minute's walk from the door, plus a 25m indoor heated pool, gym, jacuzzi, sauna, and steam room. Active residents have four tennis courts, two basketball courts, indoor squash, and padel to choose from, while the tropical, eucalyptus-shaded grounds offer plenty of green space to simply unwind. An on-site restaurant and bar round out the offering, serving both local and international dishes. It's a genuinely multicultural, family-friendly setting — equally suited to a holiday base or a full-time home. On location, it's hard to beat: the beach, a Mercadona supermarket, and Cancelada's public schools are all around 7 minutes away by car, with Estepona 10 minutes off, Puerto Banús 15, and Marbella 20.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✔ Close To Shops</li><li>✔ Close To Sea</li><li>✔ Close To Town</li><li>✔ Close To Schools</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✔ Good</li></ul>                                    | <b>Pool</b> <ul style="list-style-type: none"><li>✔ Indoor</li><li>✔ Heated</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✔ Air Conditioning</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✔ Mountain</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✔ Private Terrace</li><li>✔ Ensuite Bathroom</li><li>✔ Wood Flooring</li><li>✔ Jacuzzi</li></ul> |
| <b>Furniture</b> <ul style="list-style-type: none"><li>✔ Fully Furnished</li></ul>                                                                        | <b>Security</b> <ul style="list-style-type: none"><li>✔ Gated Complex</li><li>✔ 24 Hour Security</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✔ Covered</li></ul>              | <b>Category</b> <ul style="list-style-type: none"><li>✔ Luxury</li></ul>                  |                                                                         |                                                                                                                                                        |