

**Sales - House - Estepona**  
**825.000€**

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**Ref.-ID: MIBGR5462059**

**Estepona**

**House**

**Community: 168 EUR / year**

**IBI: 130 EUR / year**

**Rubbish: 585 EUR / year**



**3**



**2**



**98 m2**



**540 m2**

Charming Single-Level 3-Bed Villa with Sea Views & Private Pool in Puerto Romano, Estepona Nestled in the tranquil and highly desirable neighbourhood of Puerto Romano, Estepona, this charming single-level villa offers the ideal blend of privacy, comfort, and everyday convenience. Set on a generous 540m² plot, this well-maintained property features 98m² of interior living space plus a 19m² covered terrace, making it perfect as a full-time residence, holiday retreat, or rental investment. Interior Highlights: - 3 Bright Bedrooms: All equipped with fitted built-in wardrobes. - 2 Bathrooms: Includes a spacious master bedroom with an en-suite bathroom. - Fully Fitted Kitchen: Ready for immediate use with ample storage and workspace. - Climate Control: Fitted with split-system air conditioning units for year-round comfort. - Single-Level Layout: Easy-access, single-story living with no stairs required for daily life. Outdoor & Entertainment: - Roof Solarium: A true standout feature offering sweeping, panoramic views of the Mediterranean Sea and surrounding mountains—the perfect setting for evening sunsets. - Private Pool & Gardens: A great-sized swimming pool surrounded by sunbathing space and an established barbecue area designed for outdoor dining. - Covered Terrace: Ideal for al-fresco breakfast and shady afternoon lounging. - Private Off-Street Parking. Unbeatable Location: - Situated in the peaceful enclave of Puerto Romano, you are just minutes away from essential local amenities: - Minutes from the newly redeveloped Laguna Village / Laguna Beach. - Quick access to Aldi, BP station, and local dining (Burger King) for daily essentials. - Just a short drive into central Estepona town, the marina, and top local golf courses.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✔ Close To Shops</li><li>✔ Close To Sea</li><li>✔ Urbanisation</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>✔ Private</li></ul>   | <b>Climate Control</b> <ul style="list-style-type: none"><li>✔ Air Conditioning</li><li>✔ Hot A/C</li><li>✔ Cold A/C</li><li>✔ Fireplace</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✔ Sea</li><li>✔ Mountain</li><li>✔ Panoramic</li><li>✔ Garden</li><li>✔ Pool</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✔ Covered Terrace</li><li>✔ Fitted Wardrobes</li><li>✔ Private Terrace</li><li>✔ WiFi</li><li>✔ Ensuite Bathroom</li><li>✔ Barbeque</li></ul> |
| <b>Furniture</b> <ul style="list-style-type: none"><li>✔ Part Furnished</li></ul>                                             | <b>Kitchen</b> <ul style="list-style-type: none"><li>✔ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✔ Private</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✔ Private</li></ul>                                                                           | <b>Utilities</b> <ul style="list-style-type: none"><li>✔ Electricity</li><li>✔ Drinkable Water</li></ul>                                  | <b>Category</b> <ul style="list-style-type: none"><li>✔ Holiday Homes</li><li>✔ Investment</li><li>✔ Resale</li></ul>                                                                               |