

## Sales - House - Estepona

**939.000€**

**Estepona**

**House**

**IBI: 1,244 EUR / year**

**Rubbish: 171 EUR / year**



**4**



**3**



**272 m2**



**906 m2**

This beautiful 4-level Andalusian-style villa has stunning mountain and sea views. It's located in one of the most exclusive areas of Estepona, within walking distance of the famous Valle Romano golf course and restaurants. Living here, you have all the amenities, shopping areas, schools, hospitals, and some of the best sandy beaches in Europe. This cozy villa has a stunning tropical garden and sunshine from morning to evening. The property has a 50 m2 private pool, perfect for swimming and lounging in the sun. And if that's not enough, there is also a jacuzzi to soak in. With four terraces on different levels and a balcony, you will have plenty of space to enjoy stunning views and relaxation. One of the three access points leads to the barbecue, ideal for entertaining your family and friends and enjoying the sun all day. Upon entering, you immediately feel the interior space's spacious, bathed in natural light. This incredible property benefits from a spacious living room, an open American kitchen, a dining room, 4 charming full bedrooms with fitted wardrobes, 1 office room (or small bedroom), 3 bathrooms (2 brand new), and a 50 m2 basement that can be used as an independent apartment, fitness room or yoga studio (see staging photos). The property includes private, gated parking for 2 cars (option for 4 cars). The villa is less than 5 min. drive to the sandy beaches and town of Estepona and less than 20 minutes from the world-famous marina of Puerto Banus and Marbella. You only need 30 minutes to Gibraltar airport by car and Malaga 45 min. Estepona is also known for its 21 km sandy coastline with its Blue Flag beaches, excellent restaurants, tapas bars, and all the amenities you could wish for. THIS VILLA IS GREAT FOR PERMANENT LIVING, AS AN INVESTMENT OR FOR RENTAL TO SECURE A SOLID PASSIVE INCOME: The property includes a Tourist Rental License for up to 10 people. Rental Income in High Season is approx. €4,000/week (€48,000 for 3 months).

Setting

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

Climate Control

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

Kitchen

- ✓ Fully Fitted

Utilities

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

Orientation

- ✓ South East
- ✓ South West

Views

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Courtyard

Garden

- ✓ Private
- ✓ Easy Maintenance

Category

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale

Condition

- ✓ Excellent
- ✓ Recently Renovated

Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Jacuzzi
- ✓ Barbeque
- ✓ Restaurant On Site
- ✓ Car Hire Facility
- ✓ Basement
- ✓ Fiber Optic

Security

- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security
- ✓ Safe

Pool

- ✓ Private

Furniture

- ✓ Fully Furnished
- ✓ Optional

Parking

- ✓ Garage
- ✓ Covered
- ✓ Private































































