



Sales - House - Estepona
1.400.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

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 m² 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 m², 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 m² · Plot 319.50 m² · 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	





























