MIBGROUP.ES

Long Term Rental - House - Estepona

22.500€ / Month

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Ref.-ID: MIBGR5423092 **Estepona** **House**

 **4**  **4**  **137 m2**  **1674 m2**

LUXURY BEACHSIDE VILLA, 2 MINUTES WALK TO THE BEACH | JULY & AUGUST One of the most exclusive villas available this summer in El Paraíso Barronal, a prestigious residential area ideally located between Marbella and Estepona, just minutes from Puerto Banús. Set on an impressive 1,613 m2 private plot, this elegant single-level villa offers approximately 332 m2 built and 120 m2 of terraces. Thanks to its current layout and enhancements incorporated over time, the property now enjoys a level of space, comfort and functionality that goes well beyond what was originally reflected in the property’s historical registration records. Designed for effortless Mediterranean living, the property features beautiful landscaped gardens, a private swimming pool, outstanding outdoor living areas and private parking for several vehicles. The villa accommodates up to 6 guests across 3 spacious bedrooms. One of the bedrooms is located in a more private area of the house and benefits from its own living room, kitchen and bathroom, offering additional independence for family members or guests while remaining fully integrated within the main residence. An exceptional property for those seeking privacy, comfort and a prime beachside location, just moments from restaurants, beach clubs, supermarkets and all essential amenities. FEATURES - 332 m2 Built - 120 m2 Terraces - 1,613 m2 Private Plot - 3 Bedrooms - Sleeps 6 Guests - 5 Bathrooms - Private Swimming Pool - Large Private Garden - Single-Level Villa - Private Area Within the Villa with Its Own Living Room, Kitchen and Bathroom - Main Kitchen + Additional Kitchen - Private Parking for Several Vehicles - 2 Minutes Walk to the Beach - Minutes from Puerto Banús, Marbella and Estepona Available only in July and August. From □22,500/month. Contact us for video, availability and booking conditions. The rent includes community charges. (Article 20.1 of the Spanish Urban Leases Act – Ley de Arrendamientos Urbanos). Individually metered utilities (water, electricity and gas): these shall depend on consumption and shall be payable by the Tenant (Article 20.3 of the Ley de Arrendamientos Urbanos). Statutory security deposit: Two months\' rent (Article 36.5 of the Ley de Arrendamientos Urbanos). Optional additional guarantee: Two months. Estate agency fees and costs relating to the formalisation of the agreement shall be payable by the Landlord. Property Transfer Tax applicable to the tenancy (Article 7.1.B of the Texto Refundido de la Ley del Impuesto sobre Transmisiones Patrimoniales y Actos Jurídicos Documentados – TRLITPAJD) shall be payable by the Tenant.ç ERE

Setting
- ✔ Town
- ✔ Beachside

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Central Heating

Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Disabled Access
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Alarm System

Parking
- ✔ Garage

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Luxury































































































