



**Продажа - Дом - Estepona  
645.000€**

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Коммунальные: 1,800 EUR / год

ИБИ: 1,400 EUR / год

Мусор: 171 EUR / год



2



2



123 m2



416 m2

Semi-detached villa with a tourist license, located in the Bahía Dorada urbanization in Estepona, just 400 meters from the beach, in one of the most privileged areas of the coast, offering spectacular panoramic views of the Mediterranean Sea. The property is only 15 minutes from Puerto Banús and close to several golf courses, making it an excellent choice as a permanent residence, holiday home, or investment for vacation rentals. Fully renovated and impeccably presented, the villa sits on a 600 m<sup>2</sup> plot. It features 3 bedrooms, 2 full bathrooms, and a spacious, bright living room with large windows that allow you to enjoy the sea views. The kitchen is fully equipped and also includes a separate laundry room and storage space. Outside, the property offers two pleasant terraces, one with a barbecue area, perfect for enjoying the outdoors, all surrounded by well-maintained gardens that provide privacy and a peaceful setting. The urbanization offers extensive communal areas with 6 large swimming pools surrounded by gardens and a tennis court for residents' enjoyment. High-quality finishes include pearl-coated walls, floating wood floors, and Climalit windows. The living room blinds are automatic, and the garden features lighting controlled by a smart home system, along with an automatic irrigation system for easy maintenance. A property that stands out for its location, sea views, and high level of comfort.

#### Расположение

- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с портом
- ✓ Урбанизация

#### Климат-контроль

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

#### Кухня

- ✓ Полностью оборудованная

#### Категория

- ✓ Перепродажа

#### ОРИЕНТАЦИЯ

- ✓ Юго-восток

#### ВИД

- ✓ Море
- ✓ Горы
- ✓ Панорамный
- ✓ Сад

#### Сад

- ✓ Общественный
- ✓ Приватный
- ✓ Простой в уходе

#### Состояние

- ✓ Отличное
- ✓ Недавно отремонтированная

#### Особенности

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Оптическое волокно

#### Парковка

- ✓ Открытая
- ✓ Общая

#### бассейн

- ✓ Общий
- ✓ Детский бассейн

#### Мебель

- ✓ По желанию

#### Коммунальные услуги

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон
- ✓ Газ



























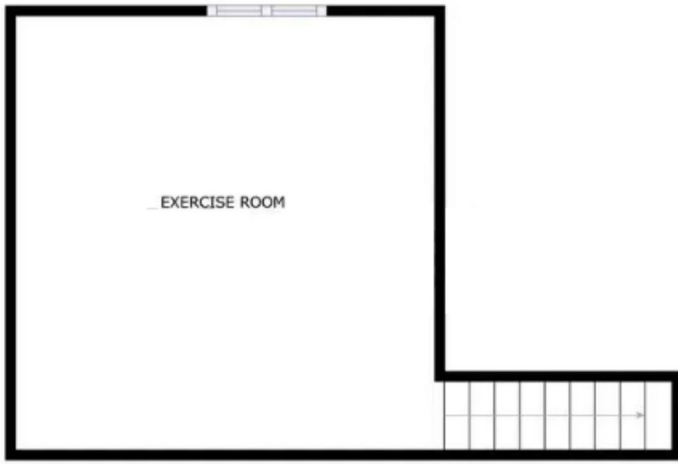












GROSS INTERNAL AREA  
 FLOOR 1: 42 m<sup>2</sup>, FLOOR 2: 31 m<sup>2</sup>  
 TOTAL: 73 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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