



## Villa for sale in Estepona

1,800,000 €

Reference: R5156197 Bedrooms: 3 Bathrooms: 4 Build Size: 260m<sup>2</sup>





## Costa del Sol, Estepona (town)

Exclusive luxury detached villa in Isdabe, just 6 minutes from the beach Discover this magnificent, fully renovated single-storey property that combines modern design, efficiency and functionality in a quiet and exclusive setting. With 260 m<sup>2</sup> built on a generous 733 m<sup>2</sup> plot, this villa is the ideal choice for both a permanent residence and a holiday investment.

Layout and interior spaces • 3 spacious bedrooms, one of which is en suite • 2 full bathrooms + 2 toilets • Fully equipped open-plan kitchen with high-end appliances. • Spacious living-dining room with direct access to the garden and swimming pool • Wireless home automation system controllable from your mobile phone • Air conditioning with 3 hot/cold air conditioning units + air heating • Enhanced security with private alarm and Prosegur cameras Exteriors designed for enjoyment • Saltwater swimming pool with waterfall, outdoor shower and pre-installation for heating • Well-maintained garden with irrigation system (included in the community fee, only €220/year) • Private terrace ideal for outdoor gatherings • Upper solarium tiled with large format tiles • Barbecue with stainless steel doors and outdoor refrigerator • Parking for 4 vehicles (2 covered + 2 uncovered) • Outdoor toilet for the pool Prime location Just 550 metres from the beach (a 6-minute walk) and surrounded by a full range of services: bars, restaurants, supermarkets, shopping centres, petrol stations and leisure areas. Everything you need, right at your fingertips. Other details that make the difference • Built-in wardrobes, double glazing and electric shutters • Intercom with viewer • Fibre optics • 3,000-litre underground water tanks + cisterns A unique property in a quiet, established neighbourhood, perfect for families, as a second home or as a secure investment.



**Features:**

**Features**

- Covered Terrace
- Private Terrace
- Ensuite Bathroom
- Double Glazing
- Fitted Wardrobes
- Barbeque
- Fiber Optic
- Domotics
- Solarium
- Restaurant On Site

**Views**

- Garden
- Pool

**Pool**

- Private

**Garden**

- Private

**Utilities**

- Electricity
- Drinkable Water
- Gas

**Orientation**

- South
- East

**Setting**

- Commercial Area
- Close To Port
- Urbanisation
- Close To Shops
- Close To Sea
- Close To Town
- Town

**Furniture**

- Optional

**Security**

- Alarm System
- Electric Blinds
- Entry Phone

**Energy Rating**

- E

**Climate Control**

- Air Conditioning
- Hot A/C
- Fireplace

**Condition**

- Good
- Excellent

**Kitchen**

- Fully Fitted

**Parking**

- Garage
- Private
- Covered

**CO2 Emission Rating**

- E