



# Villa for sale in Estepona

1,690,000 €

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





## Costa del Sol, New Golden Mile

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  
 Courtesy Bus

### Views

Garden  
 Pool

### Pool

Private

### Garden

Private

### Utilities

Electricity  
 Drinkable Water  
 Gas

### Orientation

South  
 East

### Setting

Commercial Area  
 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