



# Villa détachée à vendre à Estepona

1 800 000 €

Référence: R5156197    Chambres: 3    Bain: 4    Construite: 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.



## Spécification:

### Caractéristiques

Terrasse couverte  
Terrasse privée  
Salle de bain  
Double vitrage  
Armoires encastrées  
Barbecue  
Fibre optique  
Domotique  
Solarium  
Restaurant sur place

### Vues

Jardin  
Piscine

### Piscine

Private

### Jardin

Private

### Services publics

Électricité  
Eau potable  
Gaz

### Orientation

Sud  
Est

### Paramètre

Zone commerciale  
Près du port  
Urbanisation  
Proche des magasins  
Près de la mer  
Près de la ville  
Ville

### Meubles

Optional

### Sécurité

Système d'alarme  
Stores électriques  
Téléphone d'entrée

### Cote d'énergie

E

### Contrôle du climat

Climatisation  
A / C chaud  
Cheminée

### Condition

Bien  
Excellent

### Cuisine

Entièrement équipée

### Parking

Garage  
Private  
Covered

### Cote d'émission de CO2

E