

## Villa

Estepona



Chambres: 4  
Statut: Vente

Salles de bains: 3  
Type de propriété: Villa

M<sup>2</sup>: 272  
Référence: R4404172

Prix: 939 000 €  
Publish date: 12.02.24

Vue d'ensemble: This beautiful 4-level Andalusian-style villa has stunning mountain and sea views. It's located in one of the most exclusive areas of Estepona, within walking distance of the famous Valle Romano golf course and restaurants. Living here, you have all the amenities, shopping areas, schools, hospitals, and some of the best sandy beaches in Europe. This cozy villa has a stunning tropical garden and sunshine from morning to evening. The property has a 50 m<sup>2</sup> private pool, perfect for swimming and lounging in the sun. And if that's not enough, there is also a jacuzzi to soak in. With four terraces on different levels and a balcony, you will have plenty of space to enjoy stunning views and relaxation. One of the three access points leads to the barbecue, ideal for entertaining your family and friends and enjoying the sun all day. Upon entering, you immediately feel the interior space's spacious, bathed in natural light. This incredible property benefits from a spacious living room, an open American kitchen, a dining room, 4 charming full bedrooms with fitted wardrobes, 1 office room (or small bedroom), 3 bathrooms (2 brand new), and a 50 m<sup>2</sup> basement that can be used as an independent apartment, fitness room or

yoga studio (see staging photos). The property includes private, gated parking for 2 cars (option for 4 cars). The villa is less than 5 min. drive to the sandy beaches and town of Estepona and less than 20 minutes from the world-famous marina of Puerto Banus and Marbella. You only need 30 minutes to Gibraltar airport by car and Malaga 45 min. Estepona is also known for its 21 km sandy coastline with its Blue Flag beaches, excellent restaurants, tapas bars, and all the amenities you could wish for. THIS VILLA IS GREAT FOR PERMANENT LIVING, AS AN INVESTMENT OR FOR RENTAL TO SECURE A SOLID PASSIVE INCOME: The property includes a Tourist Rental License for up to 10 people. Rental Income in High Season is approx. €4,000/week (€48,000 for 3 months).

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Caractéristiques:

Piscine, Climatisation, None, Vue sur la mer, None, Golf, None, None, Sécurité 24H, Parking, None, None, None, None