



**Contemporary, fully refurbished villa for sale, with open sea views located in a beachside urbanisation of Estepona**  
Estepona

🏠 House 📏 Plot 340 m<sup>2</sup> 🏠 Built 110 m<sup>2</sup> 🏠 Terrace 70 m<sup>2</sup> 🛏 4 🚿 3 # Ref. 155470

🏠 1.495.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Modern beach villa for sale, fully renovated, walking distance to all amenities, beachside in Estepona

### HIGHLIGHTS

- Villa in a beachside urbanisation.
- Recently fully renovated in modern style.
- Open views of the Mediterranean Sea.
- Fully furnished.

### LOCATION

- **In a beach urbanisation within walking distance of the port and all necessary amenities.**
- Several prominent golf courses can be reached within a 10-minute drive.
- A few minutes' drive from Estepona 's historic centre.

### THE VILLA

#### In figures:

- Plot size: 340m<sup>2</sup>
- Built-up area: 110m<sup>2</sup>
- Terrace area: 70m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 3
- Guest toilet: 1
- Floors: 2

#### General:

- **Elevated plot.**
- Manicured garden with private pool surrounded by sun terrace with loungers.
- Spacious open and covered terraces with sauna on the ground floor.
- **Magnificent and panoramic views over the Mediterranean.**
- Southern orientation.

## **The villa itself:**

- **Detached villa, completely renovated in modern style.**
- Using high-quality materials and refined finishes.
- Contemporary and bright interior.
- Guest toilet.
- Open plan living space upstairs with TV lounge and kitchen.
- Integrated dining area.
- Magnificent panoramic sea views towards the Strait of Gibraltar.
- High sliding windows with recessed profiles ensure seamless integration between the indoor and outdoor spaces.
- Ceramic indoor and outdoor floors.
- 4 Bedrooms and 3 bathrooms.
- Storage room.

## **Other features:**

- Glass balustrades.
- Double glazing.
- Air conditioning.
- Underfloor heating in the bathrooms.
- Fireplace.
- Neff appliances in the kitchen.
- Shutters in the bedrooms.
- Fitted wardrobes.
- Exterior lighting.



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