



**Mediterranean villa for sale with contemporary interior and frontal sea views in gated beachside urbanisation of Estepona**  
Estepona

🏠 House 📏 Plot 422 m<sup>2</sup> 🏠 Built 247 m<sup>2</sup> 📏 - 🛏 4 🚿 4 # Ref. 156920

🏠 1.375.000 €

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.

## Spanish beach villa for sale within walking distance of all amenities, beachside in Estepona

**SOLD**

### PROPERTY HIGHLIGHTS

- Villa in a gated beach urbanisation.
- Open views of the Mediterranean Sea.
- Indoor guest house.
- Contemporary interior.
- Being sold complete furnished.

### THE LOCATION

- Located in a **gated 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 urbanisation also boasts a communal swimming pool with communal gardens.

### THE VILLA

#### In figures:

Plot area: 422m<sup>2</sup>  
Built-up area: 247m<sup>2</sup>  
4 bedrooms, 4 bathrooms  
Guest toilet  
2 floors

#### General:

- **Complete fenced plot in an elevated position.**
- Lawned garden with private pool.
- Extensive, open terraces with ample space for installing leisure facilities.
- **South-facing with panoramic views over the Mediterranean Sea** from almost every room of the house.

### **The villa itself:**

- **Detached villa with a modern interior.**
- Contemporary and very bright interior with a comfortable layout.
- The kitchen and lounge area enjoy a raised ceiling which provides extra ventilation.
- Open-plan kitchen, complete with high-quality appliances and a seating island with adjacent dining table.
- The living areas are located on an **elevated main floor, which ensures you enjoy the sea in the background from every room.**
- A total of 4 bedrooms, 4 bathrooms and a guest toilet.
- Indoor guest house with its own living space equipped with a kitchen, lounge and dining area, bedroom, bathroom and private terrace.

### **Other features:**

Air conditioning for cooling and heating.

Underfloor heating in the bathrooms.

Fireplace.

Internet.

Awnings on the terrace.

Alarm system with CCTV cameras.



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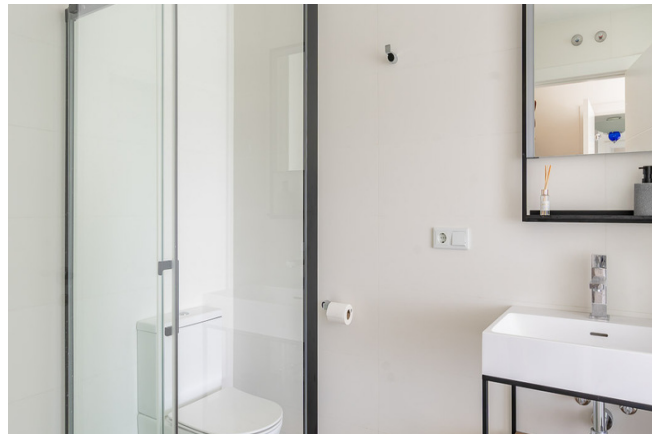
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