



**Spacious family villa with private pool and panoramic views, nestled in the hills of Estepona**  
Estepona

🏠 House 📏 Plot 583 m<sup>2</sup> 🏠 Built 219 m<sup>2</sup> 🏠 Terrace 38 m<sup>2</sup> 🛏 3 🗺 3 # Ref. 188100

🏠 799.000 €

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 included purchase costs.

## Move-in ready villa for sale within easy reach of all amenities in Estepona

### HIGHLIGHTS

- Just a short drive to Estepona town center and the beach.
- Private pool.
- Peace and privacy.
- Move-in ready.

### THE LOCATION

Located in a quiet, green residential area in the hills just east of Estepona.

Just a few minutes' drive from Estepona town center and the beach, residents can enjoy both the tranquility of the countryside and the proximity of the coast.

Close to supermarkets, restaurants, golf courses, and sports facilities such as the Estepona Tennis Club and riding schools.

The natural, elevated position provides panoramic views of the rolling hills and the Mediterranean Sea.

Surrounded by nature reserves and hiking trails, it is an attractive location for nature lovers, those seeking peace and quiet, and sports enthusiasts.

Despite its quiet location, the development is easily accessible via the A7 coastal road and the AP7 motorway, offering fast connections to Marbella (25 minutes), Malaga (55 minutes), and other coastal cities.

### THE VILLA

#### In figures:

Plot: 583m<sup>2</sup>  
Built area: 219m<sup>2</sup>  
Terrace area: 38m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 3  
Guest toilet  
3 floors

#### General:

Detached villa built over 3 floors.

On the lower floor is a rectangular swimming pool, surrounded by a spacious paved terrace with sun loungers and a seating area.

A charming grass area next to the pool features some tropical plants and a banana tree.  
Each floor has a spacious terrace with metal railings.  
Tranquil views of the green hills and the sea.

## **Description:**

### **Detached villa in Mediterranean style.**

Using high-quality materials.

Access to the house is at the top, via a street level, with a gate and parking space.

The interior exudes timeless charm, with a rustic design that effortlessly combines warmth and character with contemporary comfort.

**Floor-to-ceiling sliding windows** seamlessly blend the indoor and outdoor spaces and generate abundant natural light.

The living area includes a TV lounge and a dining room.

A separate, well-equipped kitchen with ample storage space.

**3 bedrooms, 3 bathrooms, and a separate guest toilet.**

Private parking.

Other features:

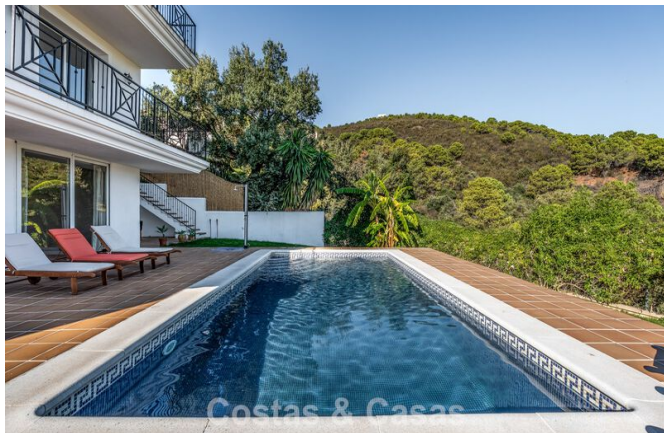
Air conditioning for cooling and heating.

Double glazing.

Outdoor shower.

Alarm system.

Furniture is optional.



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