



**Authentic Mediterranean villa with modern interior and magnificent sea views for sale west of Estepona center**  
Estepona

🏠 House 📏 Plot 1195 m<sup>2</sup> 🏠 Built 608 m<sup>2</sup> 🏠 Terrace 136 m<sup>2</sup> 🛏 7 📶 6 # Ref. 199800

🏠 1.760.000 €

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.

## Spacious, traditional Spanish-style villa for sale in West Estepona

### HIGHLIGHTS

- Walking distance to the beach and local amenities.
- Panoramic sea views.
- Modern interior.
- Generous outdoor spaces.
- 7 bedrooms, 6+1 bathrooms.

### THE LOCATION

Located in an attractive, established residential area just 600 meters from the beach.

All daily amenities, from supermarkets and sports facilities to schools and the new Estepona hospital, are just a few minutes' drive away.

In just 10 minutes, you can reach the picturesque center of Estepona, with its charming promenade, restaurants, and boutiques.

Both Malaga and Gibraltar airports are easily accessible thanks to direct connections to nearby major roads. This makes the location ideal for both permanent residence and second home.

### THE VILLA

#### In figures:

Plot: 1,195m<sup>2</sup>  
Built area: 608m<sup>2</sup>  
Terrace area: 136m<sup>2</sup>  
Bedrooms: 7  
Bathrooms: 6  
Guest toilet

#### General:

**Spacious, elevated plot, surrounded by greenery.**  
Built-in swimming pool surrounded by **expansive, sunny terraces.**

The inviting covered terrace with an **outdoor kitchen** and cozy dining area is the perfect place for relaxation and social gatherings.

**South-facing.**

**Breathtaking, panoramic views of the Mediterranean Sea.**

## **Description:**

**A spacious, detached villa in authentic Andalusian style, enhanced with subtle Scandinavian accents in the interior.**

Using natural materials.

**Bright and fresh modern interior design with an open layout.**

Open-plan living area with a striking fireplace.

Integrated dining area.

**Modern open-plan kitchen with a large cooking island, complete with a sliding worktop that transforms the island into a dining or workspace.**

**7 bedrooms, 6 bathrooms, and a separate toilet.**

Large high-gloss floor tiles with a subtle marble texture.

Laundry room.

Integrated garage.

Other features:

Air conditioning.

Fireplace.

Double glazing.

Outdoor shower.

Solar panels.



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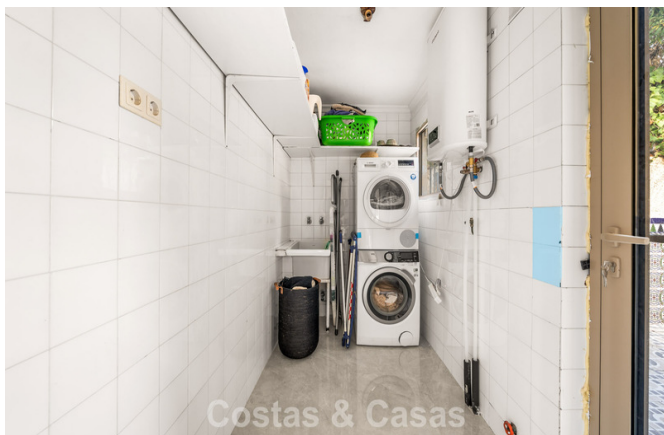
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