



# Detached Villa in Estepona

Price € 995,000

Bedrooms	4
Bathrooms	3
Build Size	194 m <sup>2</sup>
Terrace	86 m <sup>2</sup>
Plot Size	692 m <sup>2</sup>

## SETTING

- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Sea
- ✓ Urbanisation

## ORIENTATION

- ✓ West

## CONDITION

- ✓ Fair

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

## VIEWS

- ✓ Garden

## FEATURES

- ✓ Covered Terrace
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Fitted Wardrobes
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Barbeque

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Private

## PARKING

- ✓ Garage
- ✓ Open

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Detached villa in Nueva Atalaya — Las Palmeras, Estepona

Charming 4-bedroom, 3-bathroom detached villa in the exclusive "Las Palmeras" gated community — a small private development of just 8 independent villas sharing a communal swimming pool and landscaped gardens in Nueva Atalaya, one of the most established and peaceful residential areas between Estepona and Marbella.

Built in 1998 on a private plot of 421 m<sup>2</sup>, the villa offers 195 m<sup>2</sup> of built area across two floors with a bright, practical layout:

Ground floor: Spacious living-dining room with fireplace and direct access to the garden, separate fully fitted kitchen, one bedroom and a full bathroom. A standout feature is the large covered terrace with pergola and built-in barbecue, seamlessly connecting indoor and outdoor living.

First floor: Master en-suite bedroom with private sauna and full bathroom, plus two further bedrooms with fitted wardrobes sharing a second bathroom. Access to a generous upper terrace with open mountain views.

Key features:

Marble flooring in main areas

Fitted wardrobes in all bedrooms

Hot and cold air conditioning

Sauna in master bedroom

Wood-burning fireplace

Private Mediterranean garden with mature palms

Covered terrace with BBQ

Private parking

Communal swimming pool

Prime location:

Atalaya beach: 1.7 km

Puerto Banús: 6.7 km

Marbella centre: 13.5 km

Estepona centre: 13.6 km

International schools, golf courses, supermarkets and restaurants minutes away

A versatile property ideal as a permanent residence, holiday home, or rental investment in one of the most sought-after areas of the Costa del Sol.

Price: €995,000

Community fees: €130/month · IBI: €906/year

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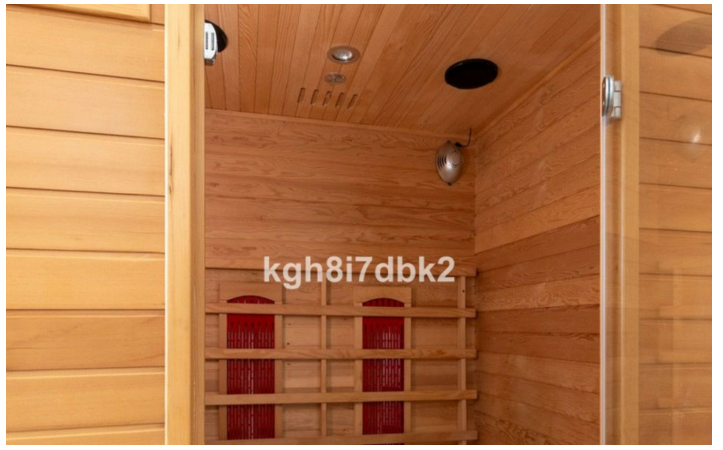


# GALLERY









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