



# Detached Villa in El Padron

Price **€ 1,100,000**

|            |         |
|------------|---------|
| Bedrooms   | 3       |
| Bathrooms  | 3       |
| Build Size | 202 m²  |
| Terrace    | 17 m²   |
| Plot Size  | 1337 m² |

## SETTING

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

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Good

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Basement

## FURNITURE

- ✓ Part Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Entry Phone
- ✓ Alarm System

## PARKING

✓ Private

## UTILITIES

✓ Electricity

✓ Drinkable Water

## CATEGORY

✓ Holiday Homes

✓ Investment

✓ Resale

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### Spacious 3-Bed Private Villa on Generous 1,118m<sup>2</sup> Plot with Sea Views & Conversion Potential

Set on an expansive 1,118m<sup>2</sup> plot, this private detached villa offers exceptional outdoor living, complete privacy, and incredible scope to create a dream home or high-yield investment property.

#### Interior Highlights:

- Spacious Living Spaces: Generous open-plan living, dining, and entertainment areas bursting with potential and natural light.
- Upper-Level Accommodation: Features 3 well-proportioned bedrooms on the top floor.
- Master Suite: Complete with a private en-suite bathroom and a secluded terrace enjoying beautiful, open sea views.

#### Basement & Development Potential:

- Newly Refurbished Basement (20m<sup>2</sup>): Provides excellent secure storage or multipurpose space.
- Self-Contained Studio Potential: Opportunity to knock through a connecting wall to the front private porch, creating a self-contained guest apartment/granny flat with independent access.

#### Outdoor & Exterior:

- Wrap-Around Gardens: Lush, private, and fully mature garden surrounding the home.
- Private Swimming Pool: Great size for relaxing and entertaining (recently retiled).

Private Driveway: Off-street parking accommodating up to 3 vehicles comfortably.

#### Location:

Located in Puerto Romano, you enjoy a peaceful setting with fast access to central Estepona town, the beach, local amenities, and coastal routes.

[View Property Online](#)

GALLERY







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