



# Detached Villa in Estepona

Price **€ 1,400,000**

Bedrooms	5
Bathrooms	5
Build Size	275 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Plot Size	610 m <sup>2</sup>

## SETTING

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

## ORIENTATION

- ✓ South East

## CONDITION

- ✓ Good

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Fireplace

## VIEWS

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

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Guest Apartment
- ✓ Ensuite Bathroom
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ Solarium
- ✓ Storage Room
- ✓ Bar
- ✓ Near Transport
- ✓ WiFi
- ✓ Utility Room
- ✓ Basement

## FURNITURE

- ✓ Optional

## GARDEN

- ✓ Private

## SECURITY

- ✓ Alarm System

## PARKING

- ✓ Private

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Tucked within an exclusive enclave of just 14 private residences sharing a beautiful community pool and landscaped gardens, this substantial multi-level villa offers something increasingly rare on the Costa del Sol: genuine space, genuine location, and genuine potential — all in one address.

Steps from the golden sands of Cristo Beach, a short stroll from Estepona's charming port and town centre, with shops and restaurants just around the corner — this is coastal living without compromise.

Spread across four distinctive levels, the villa delivers approximately 278.75 m<sup>2</sup> of well-considered living space. The main living level flows between a fully fitted kitchen, guest WC, and a bright open-plan living and dining room opening onto a large elevated terrace with glimpses of the Mediterranean — made for entertaining, gardening, or simply unwinding by the pool.

Upstairs, the master suite has an en suite bathroom and private sea-view terrace, with rooftop access leading to a panoramic study or spare room — a peaceful and elevated retreat with views to match.

Two further bedrooms and a shared bathroom complete the upper floors.

The lower ground floor adds extraordinary versatility: currently configured as a self-contained apartment, it integrates seamlessly as additional living space with two bedrooms, a bathroom, wine store plus living room with garden access and direct connection to the private garage. This could easily be a games room, cinema or guest wing — while retaining the option to generate rental income if desired.

On a private plot of 319.50 m<sup>2</sup>, there is potential to add a private swimming pool or create a landscaped garden that will could be the final touch to complete your Costa del Sol dream.

Key Facts: Built area 278.75 m<sup>2</sup> · Plot 319.50 m<sup>2</sup> · 5 bedrooms · 3 bathrooms · Study · Private garage · Sea & mountain views · Community pool & gardens · Pool potential · Walking distance to beach, port & town

Running Costs: Community €108/month · IBI €1,065/year · Refuse €185/year

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# GALLERY







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