

# ESTEPONA



bedrooms **4**    bathrooms **3+1**    built <sub>m<sup>2</sup></sub> **293**    plot <sub>m<sup>2</sup></sub> **504**

THIS VILLA IS A TRUE GEM — MODERN, INVITING, AND IDEALLY LOCATED TO ENJOY EVERYTHING ESTEPONA HAS TO OFFER.

This beautifully renovated 4-bedroom villa in Estepona offers sea views, a private pool, and a cozy garden with lounge and BBQ areas. Featuring a Swedish-designed kitchen, floor heating in the bathrooms, and a serene southwest location, it perfectly combines modern comfort with Mediterranean charm.

community -- month    garbage 165 € year    IBI 952 € year    for sale **1.690.000 €**

## Estepona

This villa is a true gem — modern, inviting, and ideally located to enjoy everything Estepona has to offer.

Nestled in the sought-after North area of Estepona, this beautifully renovated 2024 villa offers the perfect combination of comfort, style, and Mediterranean charm. Set on a 504 m<sup>2</sup> plot with a 293 m<sup>2</sup> built area, the home provides generous space for both relaxation and entertaining.

The villa features 4 spacious bedrooms and 3 bathrooms plus a guest toilet (3+1), all designed with refined aesthetics and high-quality finishes. The bathrooms include underfloor heating for year-round comfort. The kitchen, crafted in Sweden, blends sleek functionality with timeless design — ideal for everyday living and hosting guests. Light throughout the villa is controlled by a Plejd smart lighting system, allowing you to easily create the perfect ambiance for any occasion.

Outdoors, a cozy Mediterranean garden invites you to enjoy the best of Costa del Sol living. The private pool, barbecue area, and chill-out and lounge zones make it a perfect retreat for outdoor dining and leisure. Two terraces with sea views, including vistas reaching all the way to Gibraltar, capture the warmth of the Andalusian sunsets and add to the villa's serene appeal. Additional features include a garage and street parking for convenience.

Located in a quiet yet connected neighborhood, the villa is close to international schools, restaurants, paddle courts, and a wide range of amenities — making it ideal for both families and holiday living. This villa is a true gem — modern, inviting, and ideally positioned to enjoy everything Estepona has to offer.

Reference	145455	Beds	4	Built m <sup>2</sup>	293
Type	Villa	Baths	3	Interior m <sup>2</sup>	---
Location	Estepona	En-suite Baths	---	Terrace m <sup>2</sup>	---
		Guest Toilets	4	Plot m <sup>2</sup>	504
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	---	Garbage	165 € / year	Floor	---
Garage	---	IBI	952 € / year	Orientation	---
Parking slots	---	Construct Year	---	EPC	In Progress
		Renovation year	2024		

For sale

**1.690.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.









