

# Detached Villa in Estepona

€1,400,000

Estepona, Málaga

Bedrooms: 5 | Bathrooms: 5 | Plot: 320 m<sup>2</sup> | Built: 275 m<sup>2</sup> | Terrace: 15 m<sup>2</sup>



## Overview

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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## Amenities

Setting: Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools

Orientation: South East

Condition: Good

Pool: Communal

Climate Control: Air Conditioning, Central Heating, Fireplace

Views: Sea, Mountain, Panoramic, Garden

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

Furniture: Optional

Garden: Private

Security: Alarm System

Parking: Private

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## Taxes & Fees

Rubbish: €185 per year

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## Contact

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[https://purcellproperties.es/property/R5476186\\_detached-villa-estepona/](https://purcellproperties.es/property/R5476186_detached-villa-estepona/)