

## Villa for sale in Estepona, Costa del Sol

3 Bedrooms | 2 Bathrooms | 238 m<sup>2</sup> Interior | 200 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 503 IBI | € 100 Community fees



### Property Description

In the heart of the sought-after El Padrón area, in East Estepona, lies this exclusive country estate, ideal for those seeking tranquility without sacrificing proximity to the sea and the city. Just 8 minutes from the center of Estepona and a 3-minute drive from the nearest beaches, this property represents a unique opportunity to enjoy nature and the Mediterranean lifestyle on the Costa del Sol.

The fully renovated, two-story estate stands out for its spaciousness and functionality, with 236 m<sup>2</sup> built (176 m<sup>2</sup> usable space) on a generous 4,500 m<sup>2</sup> plot. Featuring various terraces and porches, the breakfast terrace offers stunning open views across the plot, allowing you to enjoy a natural and open environment.

The house has two bedrooms and one bathroom on the main floor (84 sq m built), complemented by additional spaces such as a living room with a fireplace, a fully equipped open-plan kitchen with

Bosch appliances, a terrace, and an external staircase leading to the lower floor. Originally, the lower floor comprised a living room, two bedrooms, a bathroom, and a storage room, as well as a spacious covered porch surrounded by trees, ideal for family gatherings. Currently, the owners use this floor (92 sq m built) as a meeting room and workshop. On this level of the property, there is another covered porch with a fireplace, just steps from the saltwater swimming pool with open views (26 sq m).

The property has covered parking for three cars and space for up to 30 vehicles.

Some of the furniture is included, allowing for immediate move-in. Amenities include individual air conditioning and accessibility for people with reduced mobility.

Also noteworthy is the property's own avocado production (105 units) and a magnificent variety of fruit trees, including loquats, pomegranates, oranges and tangerines, lemons, dragon fruit, bananas, and prickly pears, making it a private and productive paradise. The location ensures both privacy and convenience, combining the best of the Andalusian countryside with proximity to urban and coastal areas. If you'd like a vegetable garden of approximately 280 square meters, you can also cultivate your own favorite fruits and vegetables. In terms of sustainability, the property features solar panels and a shared water tank with 40 neighbors.

The surrounding area offers all kinds of amenities within a 5-minute drive: shops, restaurants, schools, golf courses, a marina, and easy access to public transportation.

Those interested are invited to arrange a visit to discover firsthand the charm and potential of this special property. Request more information and take the step towards a life filled with nature, serenity, and all the advantages of Estepona.