

## Villa for sale in Estepona, Costa del Sol

4 Bedrooms | 2 Bathrooms | 208 m<sup>2</sup> Interior | 30 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,415 IBI | € 136 Rubish tax | € 433 Community fees



### Property Description

There are locations on the Costa del Sol that make the difference between simply buying a house and taking a conscious step toward a better quality of life. This detached Mediterranean-style villa, located in the prestigious residential area of El Presidente, between Marbella and Estepona, is one of them.

Just a short walk from the beach, iconic beach restaurants such as Salduna Beach, and with all amenities close at hand—including supermarkets, international schools, restaurants, hotels, and golf courses like Guadalmina—this property offers the perfect balance of tranquility, comfort, and Mediterranean lifestyle. A highly sought-after location among international buyers looking for a second home by the sea, a solid investment, or a residence to enjoy year-round.

The villa sits on a private 1,000 m<sup>2</sup> plot, surrounded by Mediterranean vegetation, pine trees, and palm trees, featuring a private swimming pool, generous terraces, and outdoor areas designed to enjoy the Costa del Sol climate. The property offers 208 m<sup>2</sup> built over two levels, with traditional architecture, warm materials, and a functional layout.

The ground floor includes an entrance hall, two bedrooms, a full bathroom, a guest toilet, an independent kitchen with access to a patio ideal for summer dining, and a spacious living-dining room with direct access to the garden and pool.

The upper floor hosts the master bedroom with an en-suite bathroom and a private terrace with open views of the mountains and natural surroundings, as well as an additional room perfect as a home office or games room.

The exterior offers privacy and versatility, with a pool area and sun loungers, sunny terraces, a gazebo with barbecue and outdoor dining area, plus parking for two vehicles. All of this is set within a well-established residential community with wide streets and a well-maintained environment, where detached beachside villas rarely come onto the market.

This property represents an excellent opportunity for those seeking to invest wisely without giving up the pleasure of living close to the sea, in one of the most desirable areas between Marbella and Estepona.

If you are considering an important real estate decision on the Costa del Sol, we guide you to choose with clarity, security, and peace of mind. Contact us today to arrange your private viewing.