

## Villa for sale in Estepona, Costa del Sol

3 Bedrooms | 2 Bathrooms | 157 m<sup>2</sup> Interior | 40 m<sup>2</sup> Terraces | Garage Yes | Garden Yes | Pool Yes  
€ 1,100 IBI | € 150 Community fees



### Property Description

For sale an elegant detached villa of Mediterranean architectural style, located within a quiet private gated development offering landscaped gardens and a communal swimming pool. The property sits on a 646 m<sup>2</sup> plot and offers 157 m<sup>2</sup> of constructed area, distributed over two levels. Its south-facing orientation ensures abundant natural light throughout the day.

The ground floor features an entrance hall leading to a spacious living-dining room with a fireplace, seamlessly connected to a fully equipped open-plan kitchen. A guest WC completes this level. The living room opens onto a covered porch and a private garden that surrounds the house, creating a fluid transition between indoor and outdoor living.

The upper floor comprises a master bedroom with en-suite bathroom, along with two additional bedrooms sharing a family bathroom. All spaces are designed to maximize comfort, light, and functionality.

Notable features include underfloor heating in the bathrooms, an alarm system, shutters, security grilles, and high-performance exterior carpentry for thermal and acoustic insulation. The property

also includes uncovered private parking.  
Ideally situated within walking distance of Diana shopping center and just a short stroll to the beach, this villa represents an exceptional opportunity as a primary residence or holiday home.