



## Fristående villa till salu i Estepona, Estepona

825 000 €

Referens: R5145994   Sovrum: 4   Badrum: 2   Komplott: 563m<sup>2</sup>   Bygga: 137m<sup>2</sup>   Terrass: 25m<sup>2</sup>







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## Costa del Sol, Estepona

Detached Villa in Atalaya Baja, Estepona – Spacious, Bright & Full of Potential Located in the exclusive Atalaya Baja urbanization, this charming detached villa sits on a generous 563m<sup>2</sup> private plot, offering ample outdoor space and privacy in one of Estepona's most desirable residential areas. The home is arranged over a single floor for easy, comfortable living, with a total built area of 131m<sup>2</sup>, complemented by a covered porch and a utility patio. Step inside via the spacious porch to a welcoming entrance hall, leading to a large, bright living room featuring a beautiful French-style fireplace—perfect for relaxing with family or entertaining guests. The living room is bathed in natural light thanks to impressive sliding glass doors which offer direct access to the covered terrace and garden. The open-plan dining area connects seamlessly to both the lounge and kitchen. The kitchen itself comes fully equipped, with a handy pass-through to the dining space, and direct access to a private laundry patio for added convenience. The sleeping area is well-separated for privacy, comprising three comfortable bedrooms all with built-in wardrobes. The master bedroom features a walk-in wardrobe and an en-suite bathroom for maximum comfort. There are also two full bathrooms, designed for family living or guest accommodation. Outdoors, the villa offers a sunny garden with potential for landscaping, the installation of a swimming pool, and multiple spaces for outdoor entertaining, relaxation, or play. The plot enjoys a favorable orientation, ensuring natural light throughout the day. Prime location: Atalaya Baja is quiet yet extremely well-connected, positioned between Marbella and Estepona. It provides swift access to renowned international schools, top golf courses, supermarkets, restaurants, and is just minutes from the beach. Its proximity to San Pedro de Alcántara and Puerto Banús make it ideal for both year-round living or holidays. This property is ideal for families, retirees, or investors seeking a detached villa with space to personalize and excellent long-term potential in a consolidated area of the Costa del Sol.



## Funktioner:

### Drag

Nära transport  
Privat terrass  
Monterade garderober  
Wifi

### Miljö

Strandkant  
Nära havet  
Nära butiker  
Nära staden  
Nära skolor

### Möbler

Fullmöblerad

### Säkerhet

Gated complex  
Säker

### Klimatkontroll

Luftkonditionering

### Skick

Bra

### Kök

Fullmonterad

### Parkering

Täckt

### Åsikter

Trädgård

### Slå samman

Privat

### Trädgård

Privat

### Verktyg

Elektricitet