



## Fristående villa till salu i Estepona, Estepona

**1 395 000 €**

Referens: R5147254 Sovrum: 3 Badrum: 4 Komplott: 1 757m<sup>2</sup> Bygga: 265m<sup>2</sup>





## Costa del Sol, Estepona

This magnificent villa represents a unique opportunity to acquire a tastefully renovated residence in one of the most sought-after areas of Estepona. Situated in the spacious and peaceful Don Pedro urbanization, the property is just five minutes from the beach, the marina, and the charming old town.

Thanks to its elevated position, the villa enjoys beautiful open views of both the sea and the mountains, while offering total privacy in a serene and residential setting.

Fully renovated in 2025, the property stands out for its refined style and meticulous attention to detail. The main house is laid out on a single floor and has been designed to provide comfort, elegance, and functionality. The interior spaces are warm and welcoming, featuring luxurious decoration that blends artisanal touches with modern finishes.

The main residence includes a spacious living room with a traditional Andalusian fireplace, a handcrafted open-plan kitchen with solid wood cabinets and brand-new top-quality appliances, two bedrooms with en-suite bathrooms, and a guest toilet. Both the living room and kitchen open onto a large sunny terrace and a fully renovated private pool, surrounded by lush gardens with an automatic irrigation system and new outdoor lighting.

An interior corridor connects the main house to an independent apartment, ideal for hosting guests or using as a second residence on the same plot. This apartment features an open-plan living-dining area with kitchen, one bedroom with an en-suite bathroom, and its own private access, ensuring full privacy.

Beyond its thoughtful design, the villa also boasts fully upgraded systems installed in 2025, including a new air conditioning system, a modern hot water installation, new automatic garden irrigation, upgraded outdoor lighting, and a direct connection to the public sewage system (no septic tank).

The property sits on a generous 1,757 m<sup>2</sup> plot, which includes an additional buildable plot, offering the possibility to construct a second home—making it a highly attractive option either as a family residence or as an investment with development potential.

Outdoors, two electric gates provide access to a spacious parking area with room for more than five vehicles. A large partially covered patio completes this Mediterranean paradise, offering an ideal setting to enjoy the sun, peace, and outdoor living all year round.

This villa is a unique property in its category, combining luxury, privacy, and versatility of spaces, ideal as a family residence or as an investment with high potential.



## Funktioner:

Drag	Orientering	Klimatkontroll
Täckt terrass	Söder	Luftkonditionering
Nära transport		Öppen spis
Privat terrass		
Förråd		
Badrums		
Dubbelglas		
Monterade garderober		
Gästlägenhet		
Grilla		
Åsikter	Miljö	Skick
Trädgård	Nära hamnen	Excellent
Slå samman	Nära havet	Nyligen renoverad
	Nära butiker	
	Nära staden	
	Nära skolor	
Slå samman	Möbler	Kök
Privat	Fullmöblerad	Kökslå
Trädgård	Säkerhet	Parkering
Privat	Larmsystem	Privat
Energikärl	Elektriska persiener	Mer än en
D	CO2 -utsläppsgradering	
	D	