

ESTEPONA

■■■■■ ■ Estepona

1 350 000 €

■■■■■■■■ R5509957

3	139 m²	865 m²	19 m²
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RECENTLY RENOVATED VILLA JUST A FEW STEPS FROM THE BEACH. Paraíso-Barronal · New Golden Mile · Estepona. Elegant detached villa recently renovated and located just 100 metres from the beach, in one of the most sought-after areas of the New Golden Mile. With 168 m² of built area on an 865 m² plot, the property is entirely distributed over one level and enjoys a pleasant south-facing orientation. The villa features 3 bedrooms, 2 bathrooms and a guest toilet, a spacious living room with fireplace and direct access to the outdoor areas, as well as a modern fully equipped kitchen. The master bedroom benefits from an en-suite bathroom. The private garden offers several areas for enjoying the outdoors, including a swimming pool, spacious covered terrace and chill-out area, creating the perfect setting to relax and embrace the Mediterranean lifestyle. The villa also features hot and cold air conditioning, a private garage, storage room and a solar-assisted hot water system. Its single-level layout and adapted access provide a high level of comfort and accessibility. An exceptional location Just 100 metres from the beach, with restaurants, supermarkets and everyday amenities within easy walking distance. The location also offers excellent connectivity, with Puerto Banús approximately 10 minutes away and Marbella around 20 minutes by car. Direct access to the Senda Litoral coastal path provides ■the ■opportunity ■to ■enjoy beautiful ■walks ■along ■the ■Mediterranean. A ■bright, recently ■renovated ■villa, ready ■to ■move into ■and ■enjoy, ■in ■a privileged location ■just ■steps ■from ■the ■Mediterranean ■Sea.

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