+34 604 489 646
info@luxury-realty.com
luxury-realty.com



ESTEPONA

1 690 000 €

■■■■■ ■ Estepona

■■■■■■■■ R5516578

7	6	454 m²	1 125 m²	54 m²
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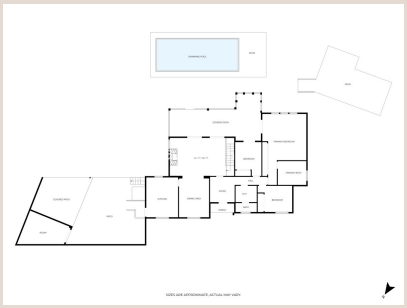











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South-facing villa in Bel Air, Estepona, just a 6-minute drive from the beach and close to Villa Padierna and Los Flamingos Golf. With 454 m² of built area on a generous 1,125 m² plot, this property offers plenty of space both indoors and out. Features include a private garden and swimming pool, a sun terrace, spacious terraces and covered parking for three cars. The main floor comprises a living room with fireplace and dining area, a fully fitted kitchen with two fridges and direct access to the outside. This level also includes the master bedroom with en-suite bathroom and whirlpool bath, two further bedrooms and a family bathroom. The large covered terrace overlooks the garden and swimming pool, providing an inviting space to enjoy outdoor living throughout much of the year. The lower floor has independent external access as well as an internal connection to the main level. It offers three bedrooms, all with en-suite bathrooms, a guest WC, a spacious living room and a utility room equipped with a washing machine, tumble dryer and hot water cylinder. This layout is particularly practical for larger families or those who value having separate areas for family members and guests. The property also benefits from a separate service area with its own bathroom and provision for a kitchen, which has not yet been installed. This versatile space could be adapted to suit a variety of needs, such as guest accommodation, a home office or additional ancillary space. Six of the bedrooms have fitted wardrobes. Further features include hot and cold air conditioning, propane gas central heating throughout all bedrooms and living areas, an internal and external alarm system, and double-glazed windows. Solid oak parquet flooring features in three bedrooms, while the remaining areas have terracotta and ceramic flooring. The villa is offered unfurnished, giving the new owners the opportunity to personalise the interiors to their own taste and style. Bel Air, in Estepona's sought-after New Golden Mile, is a well-established residential area with everyday amenities nearby, including Mercadona supermarket, a pharmacy, restaurants, cafés, tennis facilities and garden centres. The beach is approximately a 6-minute drive away, while the prestigious Villa Padierna and Los Flamingos Golf surroundings are also close by, offering excellent options for golf enthusiasts and those who enjoy the Costa del Sol's dining and leisure scene. A spacious and versatile villa offering privacy, generous outdoor areas and a convenient location in Estepona, ideal as a permanent residence or for enjoying extended stays on the Costa del Sol. Contact us to arrange a viewing and discover the potential this property has to offer. *Information on expenses and taxes: In compliance with the Decree of the Regional Government of Andalusia 218/2005 of 11 October, buyers are informed that notary fees, land registry fees, taxes (ITP, VAT and AJD) and other ■expenses ■inherent ■to ■the purchase ■are ■not ■included ■in ■the advertised ■sale ■price. There are ■no ■additional real ■estate ■brokerage ■fees ■payable by the ■buyer ■beyond ■the ■advertised ■sale ■price.

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+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella