

ESTEPONA

■■■■■ ■ Estepona

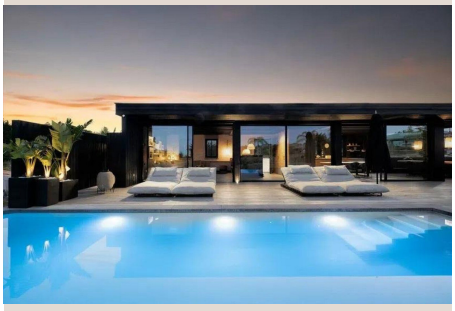
1 090 000 €

■■■■■■■■ R5542111

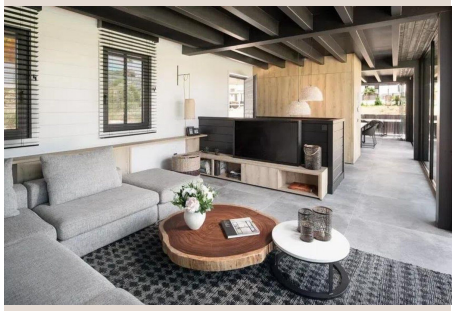
4	4	165 m²	750 m²	60 m²
■■■■■■■■	■■■■■■■	■■■■■■■■	■■■■■■■■	■■■■■■■■













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Located right on the edge of the Valle Romano golf course, this villa offers unobstructed views of the golf course and the mountains. A bright, high-quality home. The main floor features an open-concept living-dining area, large windows, and a kitchen equipped with Miele appliances and a central island. The lower level has four bedrooms that sleep eight people, including a master suite with a terrace and private bathroom. The home also features two full bathrooms, three half-baths, and ample storage space. The private terrace, measuring approximately 60 m², combines a lounge area, a covered dining area, and a sunbathing area. The heated infinity pool, over ten meters long, includes a beach area. The property offers a low-maintenance garden and private parking for two cars, located within a secure gated community with no homeowners' association fees. Ideal as a second home or investment: it generates over €80,000 net annually in rental income, with a proven track record of occupancy. The beaches are a five-minute drive away, and the marina and downtown Estepona are eight minutes away. There ■are ■about ■35 ■golf courses ■within ■half ■an ■hour; ■Marbella and ■Puerto ■Banús are ■less ■than 25 ■minutes ■away, ■and ■the Málaga airport ■is ■less ■than ■an ■hour ■away.

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