



## Detached Villa for sale in Estepona, Estepona

1.690.000 €

Referentie: R5156197 Slaapkamers: 3 Badkamers: 4 Perceelgrootte: 260m<sup>2</sup>





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## Costa del Sol, New Golden Mile

Exclusive luxury detached villa in Isdabe, just 6 minutes from the beach

Discover this magnificent, fully renovated single-storey property that combines modern design, efficiency and functionality in a quiet and exclusive setting. With 260 m<sup>2</sup> built on a generous 733 m<sup>2</sup> plot, this villa is the ideal choice for both a permanent residence and a holiday investment.

### Layout and interior spaces

- 3 spacious bedrooms, one of which is en suite
- 2 full bathrooms + 2 toilets
- Fully equipped open-plan kitchen with high-end appliances.
- Spacious living-dining room with direct access to the garden and swimming pool
- Wireless home automation system controllable from your mobile phone
- Air conditioning with 3 hot/cold air conditioning units + air heating
- Enhanced security with private alarm and Prosegur cameras

### Exteriors designed for enjoyment

- Saltwater swimming pool with waterfall, outdoor shower and pre-installation for heating
- Well-maintained garden with irrigation system (included in the community fee, only €220/year)
- Private terrace ideal for outdoor gatherings
- Upper solarium tiled with large format tiles
- Barbecue with stainless steel doors and outdoor refrigerator
- Parking for 4 vehicles (2 covered + 2 uncovered)
- Outdoor toilet for the pool

### Prime location

Just 550 metres from the beach (a 6-minute walk) and surrounded by a full range of services: bars, restaurants, supermarkets, shopping centres, petrol stations and leisure areas. Everything you need, right at your fingertips.

### Other details that make the difference

- Built-in wardrobes, double glazing and electric shutters
- Intercom with viewer
- Fibre optics
- 3,000-litre underground water tanks + cisterns

A unique property in a quiet, established neighbourhood, perfect for families, as a second home or as a secure investment.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
Zonbank  
Barbecue  
Domotics  
Restaurant op locatie  
Hotelbusje  
Optische vezel

### Uitzicht

Garden Views  
Pool Bekeken

### Zwembad

private Pool

### Tuin

private Garden

### Voorzieningen

Elektriciteit  
Drinkwater  
Gas

### Zonorientatie

Oosten  
zuiden

### Ligging

Commerciele omgeving  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Stad

### Meubilering

optioneel Furniture

### Beveiliging

Alarmsysteem  
Elektrische rolluiken  
Deurbel met intercom

### Energiebeoordeling

E

### Klimaatbeheersing

Airconditioning  
Warme A/C  
Open haard

### Huidige Staat

Goede conditie  
Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

garage  
private Parking  
overdekte parkeerplaats

### CO2 Emission Rating

E