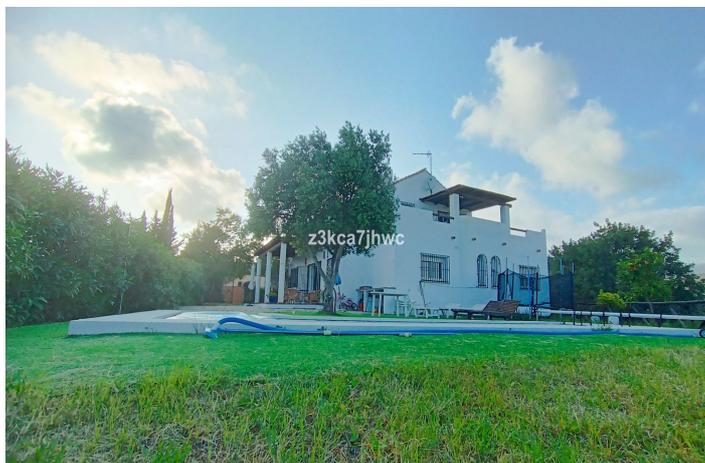
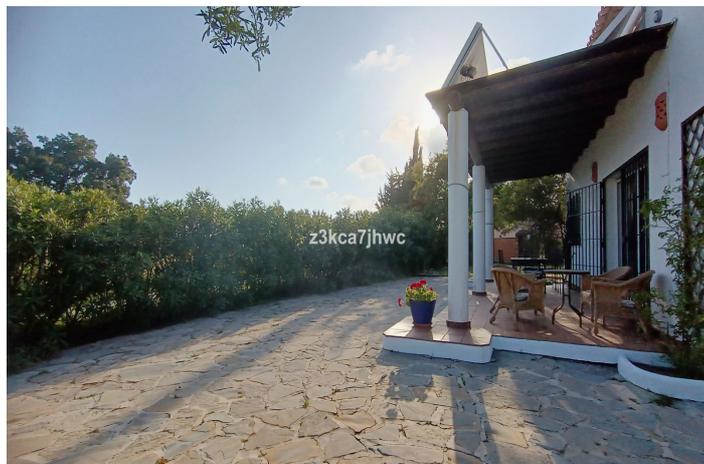




## Abstandsvilla zum Verkauf in Estepona, Estepona

1.300.000 €

Referenz: R5187850 Schlafzimmer: 4 Badezimmer: 4 Grundstücksgröße: 4.112m<sup>2</sup> Garten: 274m<sup>2</sup> Terrasse: 72m<sup>2</sup>





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## Costa del Sol, Estepona

RUSTIC VILLA WITH MEDITERRANEAN VIEWS AND TOURIST LICENSE IN ESTEPONA.

Discover this spectacular rustic villa, an exclusive retreat perched atop a hill.

With 4,112 m<sup>2</sup> of natural land and 274 m<sup>2</sup> of living space, this property offers privacy and unparalleled panoramic views of the Mediterranean Sea and the mountains.

Design and Quality are evident in its solid structure with clean lines and uninterrupted 360° panoramic views of the sea and mountains. The exterior features a 45m<sup>3</sup> saltwater pool (new in 2024), spacious porches (42m<sup>2</sup>), sunny terraces (74m<sup>2</sup>), a solarium, and fruit trees. Profitability and Versatility: Valid Tourist License (high rental potential) and a Landlord's License. Independent 105m<sup>2</sup> Loft-style apartment with separate entrance, kitchen, bathroom, and two English patios.

Intelligent Layout:

The main house is remarkably bright. On the main floor, an impressive living room with high ceilings, exposed wooden beams, and windows facing three directions creates a majestic ambiance. It features four bedrooms, four bathrooms, two open-plan kitchens, and several interconnected living areas.

Located just 5 minutes from the AP-7 motorway and Estepona, it offers the tranquility of the countryside with the convenience of the city. Parking for several vehicles is included.

A unique property with exceptional potential. Request a viewing!

In compliance with Decree 218/2005 of October 11, of the Regional Government of Andalusia, the client is informed that notary fees, registration fees, property transfer tax (ITP), and other expenses inherent to the sale are not included in the price. Real estate brokerage fees ARE included. The property's Information Sheet (DIA) is available to the consumer.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Satellitenfernsehen  
Lagerraum  
Solarium  
Grill

### Ansichten

Meer  
Berg  
Panorama  
Land  
Garten  
Pool  
Wald

### Pool

Privat

### Garten

Privat

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Photovoltaik -Sonnenkollektoren

### Orientierung

Süden

### Einstellung

In der Nähe des Meeres  
In der Nähe der Stadt  
In der Nähe von Schulen  
Land

### Möbel

Teil eingerichtet

### Sicherheit

Gated Complex

### Kategorie

Investition  
Wiederverkauf

### Klimakontrolle

Kamin

### Zustand

Exzellent  
Kürzlich renoviert

### Küche

Teilweise montiert

### Parken

Privat  
Mehr als eins