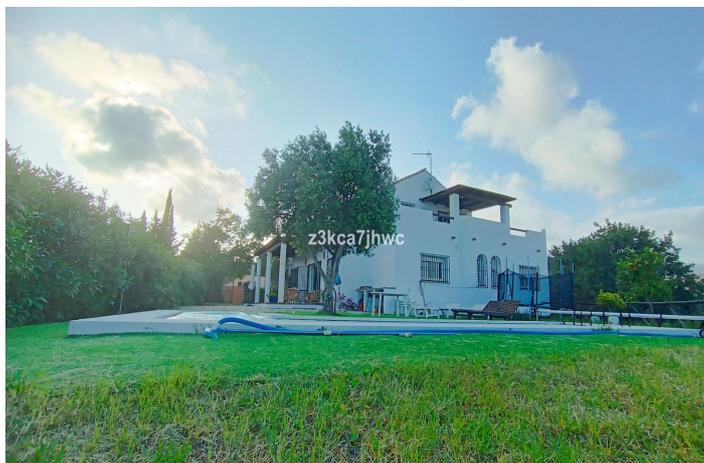
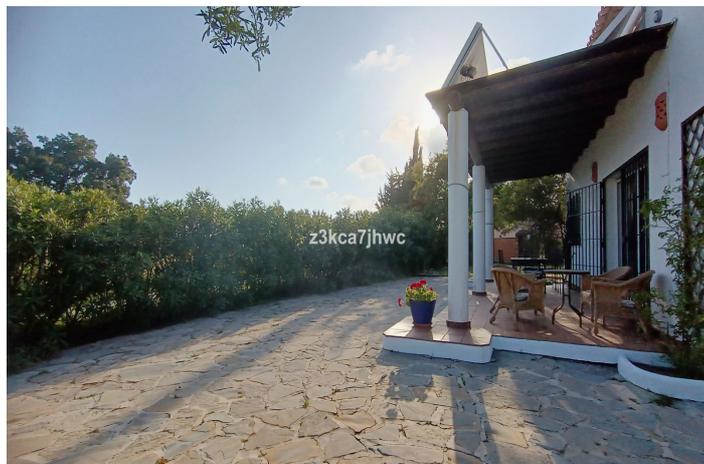




## Detached Villa for sale in Estepona, Estepona

1,300,000 €

Reference: R5187850 Bedrooms: 4 Bathrooms: 4 Plot Size: 4,112m<sup>2</sup> Build Size: 274m<sup>2</sup> Terrace: 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.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Solarium  
Barbeque

### Views

Sea Views  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Forest

### Pool

Private Pool

### Garden

Private Garden

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels

### Orientation

South

### Setting

Close To Sea  
Close To Town  
Close To Schools  
Country

### Furniture

Part Furnished

### Security

Gated Complex

### Category

Investment  
Resale

### Climate Control

Fireplace

### Condition

Excellent  
Recently Renovated

### Kitchen

Partially Fitted

### Parking

Private  
More Than One