

## Villa for sale in Estepona, Costa del Sol

3 Bedrooms | 2 Bathrooms | 135 m<sup>2</sup> Interior | 800 m<sup>2</sup> Plot | **Garden** Yes | **Pool** Yes  
€ 823 IBI | € 171 Rubish tax | € 288 Community fees



### Property Description

This distinctive villa offers a harmonious blend of comfort, charm, and potential, making it an exceptional choice for those seeking a unique property on the Costa del Sol. Nestled in a serene area, this exquisite residence captivates with its private pool, spacious gardens, and a welcoming layout that invites relaxation and entertaining in equal measure. Its charm lies not only in its aesthetics but also in its potential to be tailored to suit individual tastes, offering endless possibilities for refinement and personalisation.

The villa boasts a thoughtfully designed layout featuring three spacious bedrooms and two well-appointed bathrooms. With a built area of 135m<sup>2</sup> set on an expansive 800m<sup>2</sup> plot, this property is perfectly proportioned for both family living and hosting guests. The interior is highlighted by a fully furnished living room, a fully fitted and equipped kitchen, and a utility room outdoor—ensuring everyday functionality meets style. Each room resonates with a sense of warmth and practicality, framed by details such as fitted wardrobes and a private terrace that offers breathtaking mountain, garden, and pool views.

Outdoor living is a defining feature of this villa, with a vast garden that provides ample space for leisure, creativity, or expansion. The private pool and covered terrace create a perfect setting for al fresco dining or simply unwinding amidst the scenic surroundings. Additional features include a built-in barbecue, a stylish bar area, and storage rooms, all adding to the property's practicality and appeal. The villa's good condition assures comfort and functionality, while its architectural uniqueness offers a canvas for enhancements.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice. Further details on this and other properties are available on our website or by contacting us directly. Located in Valle Romano, Urb. Marbella Real, Local 2 (29602) Marbella - Spain Tel: +34 952 765 428 Email: info@marbellaliving.com

this villa presents an outstanding opportunity to invest in an idyllic home—one that excels in location, charm, and potential, all at a competitive price point. Its combination of private luxury and untapped potential makes it a rare gem on the market.

MARBELLA LIVING

— Estate Agents —

€ 699,000

Ref: R4955851



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