

## 4 Bed Villa (Detached) For Sale

**€750,000**

**Estepona, Costa del Sol**

**Ref: R4053151**

Would you like to live in a single-family home, with privacy, comfort and tranquility, but close to the city of Estepona and surrounded by all kinds of services? This is exactly the home you are looking for! Magnificent home for sale in Estepona, in the Arena Beach urbanization, just 300m from the beach, located in a privileged enclave. This house is built within a private estate of 1450m<sup>2</sup>, annexed to it there are only single-family homes in a neighborhood with little construction density, which makes it a place where it is replanted with tranquility. The urbanization is five minutes by car from the center of the city of Estepona, excellently connected to the N-340 but without the inconvenience of the noise that this causes. The house has 260m<sup>2</sup> built (plus a diaphanous basement of another...

Telephone: +34 637 87 73 78

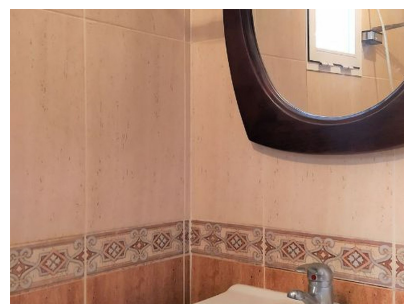
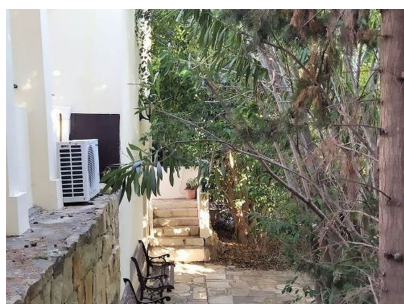
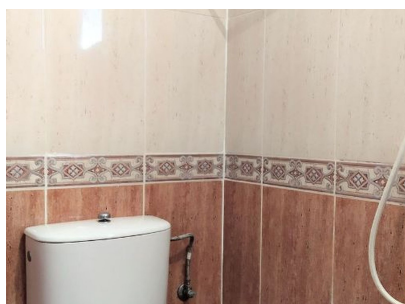
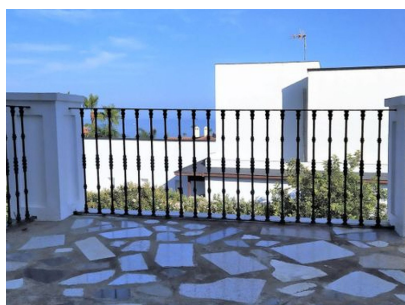
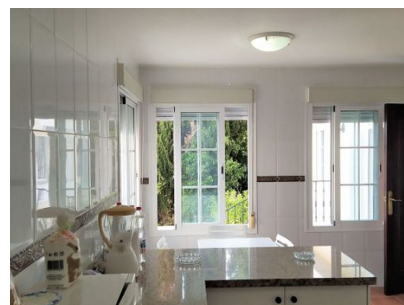
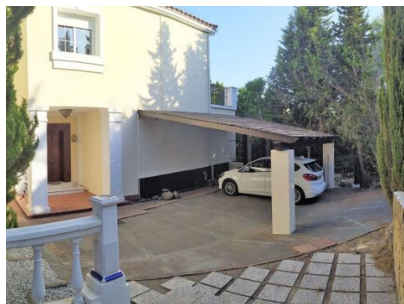
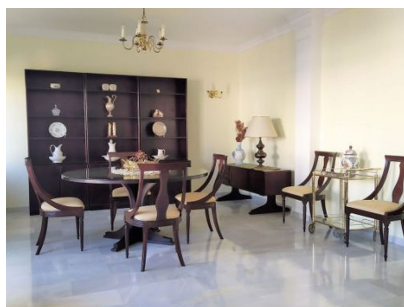
Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alucuzcuz, La Azalia 1 -1B, 29679, Benahavis

*BanusImmo*  
MARBELLA



# Gallery



Telephone: +34 637 87 73 78

Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alczucuz, La Azalia 1 -1B, 29679, Benahavis

*Banus Immo*  
MARBELLA

# Property Description

**Location:** Estepona, Costa del Sol, Spain

Would you like to live in a single-family home, with privacy, comfort and tranquility, but close to the city of Estepona and surrounded by all kinds of services? This is exactly the home you are looking for!

Magnificent home for sale in Estepona, in the Arena Beach urbanization, just 300m from the beach, located in a privileged enclave. This house is built within a private estate of 1450m<sup>2</sup>, annexed to it there are only single-family homes in a neighborhood with little construction density, which makes it a place where it is replanted with tranquility. The urbanization is five minutes by car from the center of the city of Estepona, excellently connected to the N-340 but without the inconvenience of the noise that this causes.

The house has 260m<sup>2</sup> built (plus a diaphanous basement of another 100m<sup>2</sup>) is distributed over four floors, the house is built with excellent quality and taste, marble, oak carpentry, a / c with heating, spacious rooms and ceilings, a harmonious and intelligent distribution

In the first one we find a spacious hall that gives us access to a large south-facing living room, large windows and splendid finishes, we have access to the kitchen, which is spacious, spacious and very bright with access to an interior and exterior laundry area, it has also with the dinner.

On the same floor we have access to one of the property's patios-gardens, facing south, from which in turn we can border the property and access the outside laundry area. In the left wing of the first floor, we find two bedrooms with a toilet and built-in wardrobes in the hallway. (This part can be very suitable for service, if needed, such as offices or living rooms) one of the rooms has direct access to the garden-patio east of the farm, where the pool is.

On the second floor we find another huge living room with fireplace and its own terrace facing south-west, a full bathroom and another bedroom with its own terrace and south facing.

On the upper floor we find the master bedroom, which has two bathrooms separated by a shower and bathtub area, together with the dressing room and the room itself, it also has a south-facing balcony. This space is designed with the idea of maintaining privacy, if desired, in the couple, creating united spaces but with intimacy for each spouse.

The farm has from the entrance gate to the main door it has a driveway that ends in a parking area for two vehicles, from there we are in the west area, a large area with a stream, groves, rest area and the entrance to the basements-storage rooms of almost another 100m<sup>2</sup>, within the same there is a fully functional cistern. In the east wing of the farm there is the pool and another service access door to the farm.

It is a spectacular property, where the house itself is of quality work, finishes and excellent distribution, without a doubt, it is full of windows (insulating), which gives it great luminosity, its high ceilings and the quality of its construction give it a good thermal insulation capacity. A property with extraordinary potential, thanks to its location and price. The farm, in terms of gardening, needs some

care and repairs, but they are minor.

Contact us for a personalized visit, don't miss out on this great opportunity! we will be happy to advise you.

Telephone: +34 637 87 73 78

Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alcuzcuz, La Azalia 1 -1B, 29679, Benahavis

*Banus Immo*<sup>®</sup>  
MARBELLA

# Additional Info

For Sale	Beds: 4	Baths: 5
Type: Villa (Detached)	Area: 320 sq m	Land Area: 1430 sq m
Garden	Pool	Setting: Close To Shops
Close To Sea	Close To Schools	Urbanisation
Orientation: East	South	West
Condition: Good	Pool: Private	Climate Control: Air Conditioning
Views: Sea	Mountain	Covered Terrace
Near Transport	Private Terrace	Storage Room
Utility Room	Marble Flooring	Double Glazing
Courtesy Bus	Basement	Kitchen: Fully Fitted
Garden: Private	Security: Gated Complex	Entry Phone
Parking: Covered	Utilities: Electricity	Drinkable Water
Telephone	Category: Investment	Resale
Built Area : 320 sq m	Land Size : 1430 sq m	

Telephone: +34 637 87 73 78

Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alcuuzcuz, La Azalia 1 -1B, 29679, Benahavis

*BanusImmo*  
MARBELLA