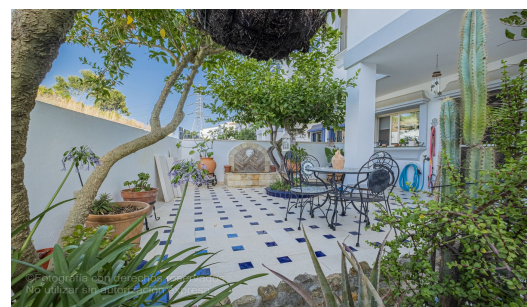




©Fotografía con derechos reservados.  
No utilizar sin autorización expresa.



## 4 Bed Villa (Detached) For Sale

# €549,500

Estepona, Costa del Sol

Ref: R4802485

We present this superb semi-detached house in Estepona, situated frontline golf, with stunning views over the golf course and side sea views. With a built area of 325 m<sup>2</sup> on a plot of 213 m<sup>2</sup>, this property offers a generous and well distributed space to enjoy a comfortable and exclusive lifestyle. The property is distributed over four floors. On the semi-basement floor, of 65 m<sup>2</sup>, we find a large open-plan space with natural light, a window and a bathroom, currently divided to offer an additional bedroom with built-in wardrobe and a large multi-purpose room, as well as a closed storage room under the staircase. On the ground floor, the house features a 30 m<sup>2</sup> courtyard entrance with a charming fountain, an entrance hall, toilet, kitchen, and a spacious living/dining room opening onto a 14.4...

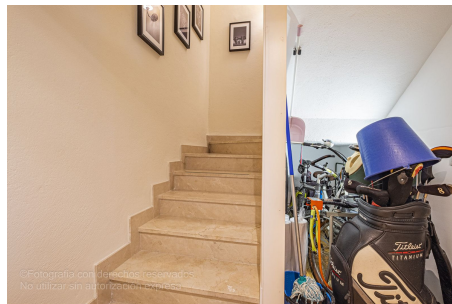
Telephone: +34 637 87 73 78

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

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

*Banus Immo*  
MARBELLA

# Gallery



Telephone: +34 637 87 73 78

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

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

*Banus Immo*  
MARBELLA

# Property Description

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

We present this superb semi-detached house in Estepona, situated frontline golf, with stunning views over the golf course and side sea views. With a built area of 325 m<sup>2</sup> on a plot of 213 m<sup>2</sup>, this property offers a generous and well distributed space to enjoy a comfortable and exclusive lifestyle.

The property is distributed over four floors. On the semi-basement floor, of 65 m<sup>2</sup>, we find a large open-plan space with natural light, a window and a bathroom, currently divided to offer an additional bedroom with built-in wardrobe and a large multi-purpose room, as well as a closed storage room under the staircase.

On the ground floor, the house features a 30 m<sup>2</sup> courtyard entrance with a charming fountain, an entrance hall, toilet, kitchen, and a spacious living/dining room opening onto a 14.46 m<sup>2</sup> covered terrace and a 60 m<sup>2</sup> private garden, perfect for enjoying the Mediterranean climate.

The first floor houses the master bedroom, which includes an en suite bathroom, dressing room and access to a private terrace of 14.46 m<sup>2</sup>. In addition, there are two single bedrooms and a secondary bathroom. On the solarium floor, measuring 78.10 m<sup>2</sup>, there is a laundry room of 12 m<sup>2</sup>.

The south and west facing property is situated in a gated community with a communal swimming pool and ample off-street parking directly in front of the property.

This house is perfectly located only 3 km from schools, beaches, shopping centres, a high resolution hospital, hotels and several golf courses. The centre of Estepona is only 10 km away, making it an excellent choice for both living and holidaying.

Estepona offers a perfect balance of modernity and traditional charm. With its beautiful old town, golden beaches and a wide range of amenities, Estepona is ideal for those seeking quality of life. The town boasts excellent infrastructures, including hospitals, international schools, first class golf courses and a vibrant gastronomic and cultural offer. In addition, its enviable climate allows for outdoor activities to be enjoyed all year round, making Estepona an unrivalled place to live.

Semi-Detached House, Estepona, Costa del Sol.

4 Bedrooms, 3.5 Bathrooms, Built 325 m<sup>2</sup>, Terrace 125 m<sup>2</sup>, Garden/Plot 213 m<sup>2</sup>.

Setting : Country, Close To Forest, Urbanisation.

Orientation : South West, West.

Condition : Excellent.

Pool : Communal.

Climate Control : Air Conditioning, Fireplace, U/F Heating, U/F/H Bathrooms.

Views : Sea, Mountain, Golf, Country, Panoramic, Garden, Pool, Courtyard, Forest.

Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Solarium, Guest Apartment, Storage

Room, Ensuite Bathroom, Marble Flooring, Double Glazing, Basement.

Furniture : Optional.

Kitchen : Fully Fitted.

Garden : Private, Easy Maintenance.

Security : Gated Complex, Entry Phone.

Parking : Private.

Category : Golf, Investment, Luxury, Resale, Contemporary.

Telephone: +34 637 87 73 78

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

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

*Banus Immo*<sup>®</sup>  
MARBELLA

# Additional Info

For Sale	Beds: 4	Baths: 3.5
Type: Villa (Detached)	Area: 450 sq m	Land Area: 213 sq m
Garden	Pool	Setting: Country
Close To Forest	Urbanisation	Orientation: South West
West	Condition: Excellent	Pool: Communal
Climate Control: Air Conditioning	Fireplace	U/F Heating
U/F/H Bathrooms	Views: Sea	Mountain
Golf	Country	Panoramic
Garden	Pool	Courtyard
Forest	Covered Terrace	Fitted Wardrobes
Private Terrace	Solarium	Guest Apartment
Storage Room	Ensuite Bathroom	Marble Flooring
Double Glazing	Basement	Furniture: Optional
Kitchen: Fully Fitted	Garden: Private	Easy Maintenance
Security: Gated Complex	Entry Phone	Parking: Private

Category: Golf

Investment

Luxury

Resale

Contemporary

Built Area : 450 sq m

Land Size : 213 sq m

Telephone: +34 637 87 73 78

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

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

*Banus Immo*  
MARBELLA