

# ALL IN

real estates



## House in Estepona

Bedrooms **3** Bathrooms **2** Built **230m2** Plot **586m2**  
**R5245897** **House** **Estepona** **730.000€**

Perfectly positioned between the beach and Atalaya Golf, this charming villa forms part of an exclusive gated enclave of just five individual homes. Located in the sought-after Monte Biarritz area, east of Estepona, the property offers convenience, tranquillity, and excellent access to all amenities. Construction of the villa began in 2010, and it has been meticulously maintained to offer an inviting blend of comfort and Mediterranean style. **PROPERTY LAYOUT** Ground Floor A beautiful covered porch welcomes you into an elegant entrance hall, which leads directly to a bright and spacious living room. Featuring a cosy fireplace and direct access to the terrace and garden, this space is ideal for year-round indoor-outdoor living. The open-plan kitchen is perfectly integrated into the living area, complete with a breakfast bar and full fitted appliances. A guest toilet completes this level. First Floor The upper level hosts three attractive bedrooms, each designed for comfort and natural light. Two of the bedrooms feature en-suite bathrooms and direct access to a generous terrace offering serene views over the golf course. The third bedroom is equally charming and well-appointed. **FEATURES & SPECIFICATIONS** High-quality finishes throughout Marble flooring Alarm system Large private garden with the possibility to build a private pool Covered parking with pergola for one car Beautiful communal gardens at the heart of the development Communal swimming pool **LOCATION** The villa boasts a prime location just a few metres from the beach, as well as supermarkets, cafés, and restaurants. Puerto Banús and Estepona are

both a short, 7-minute drive away, offering easy access to shopping, dining, and leisure activities.

Barbeque  
Double Glazing  
Marble Flooring

Barbeque  
Ensuite Bathroom  
Near Transport

Covered Terrace  
Fitted Wardrobes