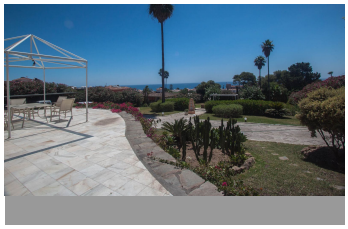
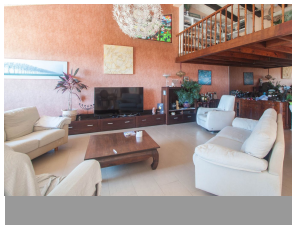
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House in Estepona

Bedrooms	**4**	Bathrooms	**4**	Built	**340m2**	Plot	**4566m2**

R5160958	**House**	**Estepona**	**2.400.000€**

Exclusive Seaside Villa for Sale in the Prestigious Don Pedro Urbanization – Estepona, Costa del Sol We present this stunning villa for sale, located in the well-known and peaceful Don Pedro urbanization in Estepona, one of the most sought-after areas on the Costa del Sol. This established residential area offers privacy, security, and a relaxed atmosphere, just a 3-minute walk from the beach, 5 minutes from Estepona town center, and only 20 minutes from the exclusive Puerto Banús in Marbella. The property also benefits from easy access to all essential services: supermarkets, restaurants, medical centers, international schools, and more. Property Details • Plot size: 4,566 m² • Built area: Approx. 340 m² • Layout: Main house + Guest house • Orientation: South – Perfect for enjoying sun all day Main House (All on one floor) • Elegant entrance hall • Spacious living room with fireplace, very bright with direct access to a covered terrace • Mezzanine with library/study • Independent dining room with access to the porch • Fully equipped kitchen, functional and spacious • Guest toilet • 2 large double bedrooms with built-in wardrobes • 2 full bathrooms • Additional room currently used as storage (could be converted into an office or extra bedroom) Guest House • Bright entrance hall • Large living room with big windows, filled with natural light • Fully equipped separate kitchen with access to a dining area • 2 bedrooms with built-in wardrobes • 1 full bathroom Exterior and Garden Areas • Fully flat and fenced plot, with entrances from two streets • Beautiful mature garden with a variety of flowers and established plants • Private

pool area with excellent sun exposure • Spacious barbecue area with outdoor dining space, ideal for enjoying Mediterranean living • Second plot area with fruit trees and vegetable garden, perfect for those seeking a self-sufficient lifestyle or wishing to develop a green project A Charming Villa with Space, Comfort, and Prime Location This property is ideal as a permanent residence, holiday home, or investment for holiday rentals. Its strategic location, generous size, and versatile layout make it ?a ?truly ?unique ?opportunity ?on the Costa ?del ?Sol real estate market. Don’t miss ?the chance ?to live ?by ?the sea in one ?of ?the ?most ?desirable ?areas ?of ?Andalusia!