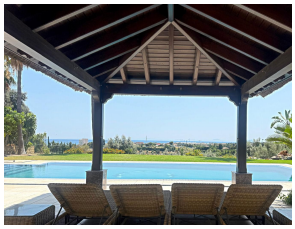
ALL IN real estates





House in Estepona

Bedrooms	**4**	Bathrooms	**4**	Built	**566m2**	Plot	**5000m2**

R4929202	**House**	**Estepona**	**2.450.000€**

Charming villa for sale in the sought after area of La Alberdina in Estepona East, just 4 minutes drive to Padron Beach and Playa del Castor, a few more minutes to the town of Estepona, and 10 minutes away from Puerto Banus. This amazing property is situated in the calm and peaceful rural surroundings of La Alberdina, on a 5,000m2 plot that has the opportunity to be divided into 2 separate plots, if desired, and with just a few neighbors around, making it the perfect opportunity to acquire a house on the Costa del Sol with a lot of privacy. Built over 3 levels and made with high quality materials and with all details taken into consideration, with insulated cavity walls and electric blinds on all the windows, allowing for little to no need for air conditioning, as the large double glazed south, east and west facing windows provide daylight at all times of the day, with the option of closing the blinds to maintain the ideal temperature that the Costa del Sol has to offer year round. There is underfloor heating and cooling throughout the entire home, with independent temperature controls in each and every room, including walk-in closets and bathrooms. Upon entering this beautiful villa, you are welcomed with the warmth of the natural light flooding into every corner, due the the optimal orientation of this property. The open dining room with a large handmade wooden table blends with both the living room with its built in library, and the kitchen with high quality appliances and warm colors, inviting family and friend gatherings at any time of the day. Not to mention the amazing open views out to the well-maintained

mature garden and mediterranean sea in the distance. On clear days you can see all the way to Gibraltar. Also on this floor is a guest toilet and laundry room. Going up a flight of stairs you have one ensuite bedroom with built-in wardrobe, that can either be used as the main bedroom or guest bedroom, with its own private terrace with the same panoramic views. Downstairs are 3 large bedrooms, each with ensuite bathroom, and two with walk in closets. Here also is the utility room. Each bedroom has access to the stunning bottom terrace with large 71m swimming pool, inviting you to relax in the privacy of your own home while taking in the silence of the birds chirping while you take a swim or drink an afternoon cocktail. Life truly doesn't get any better than this here in Costa del Sol! Additional features include solar panels, water well and water filter system, and two entrances to the ?property ?with ?a ?carpark ?for room to ?up ?to 8 cars. We invite you ?to contact ?us for ?viewings ?of this amazing property, ?it ?would ?be ?a ?pleasure ?to ?help!

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Private Terrace
Storage Room		