ESTEPONA

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
4	4	340	40	4 566

VILLA W ESTEPONA

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!

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