

# BROMLEY ESTATES

*Marbella*



## HOUSE 4 BEDROOMS 4 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5187850 €1,300,000

BEDS

4

BATHS

4

BUILT

274 m<sup>2</sup>

TERRACE

50 m<sup>2</sup>

### VILLA WITH SEA VIEWS, ESTEPONA

Just minutes from Estepona and surrounded by green areas with spectacular, unobstructed views of the Mediterranean Sea, this 4100 m<sup>2</sup> estate features a magnificent 300 m<sup>2</sup> detached house built on two floors plus a 105 m<sup>2</sup> mezzanine with a kitchen, bathroom, and separate entrance, ideal for holiday rentals.

Built with a very solid structure on a 164 m<sup>2</sup> footprint, this property, with its modern design and clean lines, is further enhanced by a sophisticated saltwater pool built in 2024. A separate entrance on the north side of the plot leads to a parking area with space for several vehicles. Features include: a valid tourist license, a separate holiday apartment, solar panels, fruit trees with at least nine varieties, sea views, and proximity to the AP7 motorway, Estepona, shops, and Laguna Village. This three-story house features several living rooms with fireplaces, two sunrooms, four bedrooms, four bathrooms, two open-plan kitchens, 42 m<sup>2</sup> of porches, 74 m<sup>2</sup> of terrace, and a storage room.

The main floor comprises two living rooms: a central one with a high ceiling, exposed wooden beams, and windows facing three directions; and on the upper floor, a large attic-style bedroom connects to the main living room, maximizing natural light and cross-ventilation.

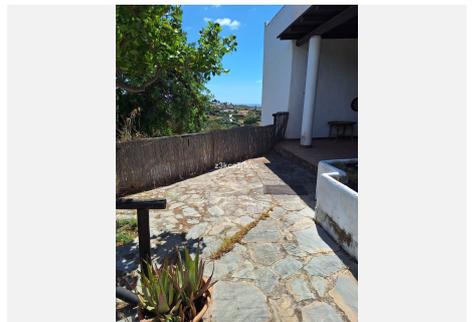
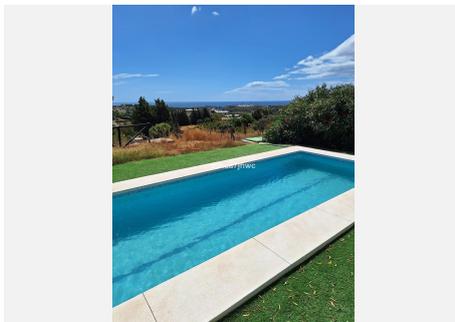
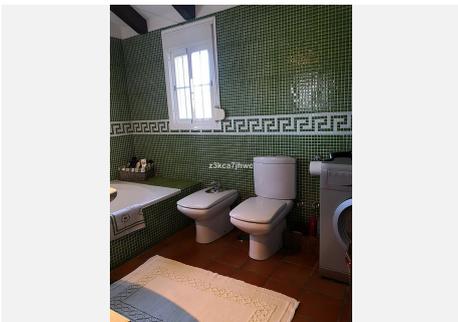
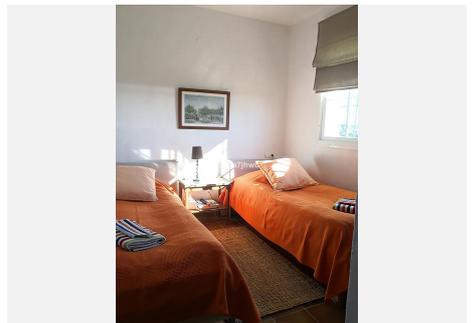
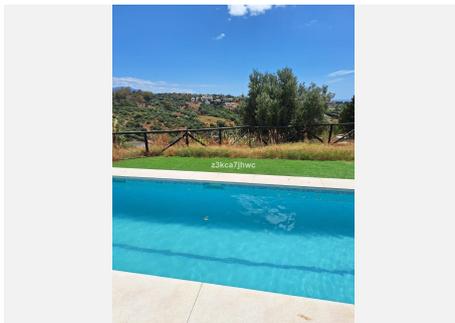
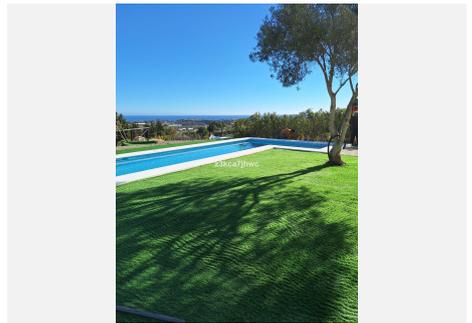
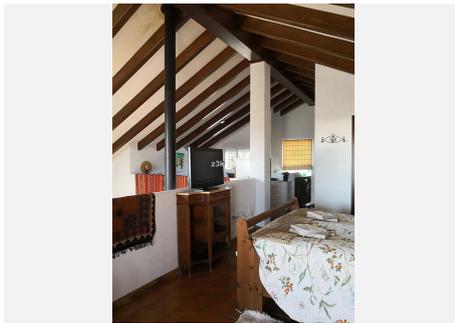
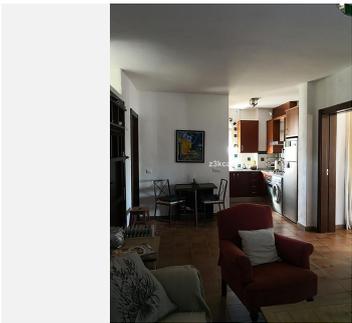
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Don't hesitate to schedule a visit with us and discover the potential this property offers.

In compliance with Decree 218/2005 of October 11, of the Regional Government of Andalusia, the client is informed that notary fees, registration fees, property transfer tax (ITP), and other expenses inherent to the sale are not included in the price. Real estate brokerage fees ARE included. The property's Information Sheet (DIA) is available for the consumer.



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