



## HOUSE 5 BEDROOMS 5 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5406934 €1,400,000

BEDS

5

BATHS

5

BUILT

275 m<sup>2</sup>

PLOT

320 m<sup>2</sup>

TERRACE

15 m<sup>2</sup>

Tucked within an exclusive enclave of just 14 private residences sharing a beautiful community pool and landscaped gardens, this substantial multi-level villa offers something increasingly rare on the Costa del Sol: genuine space, genuine location, and genuine potential — all in one address.

Steps from the golden sands of Cristo Beach, a short stroll from Estepona's charming port and town centre, with shops and restaurants just around the corner — this is coastal living without compromise.

Spread across four distinctive levels, the villa delivers approximately 278.75 m<sup>2</sup> of well-considered living space. The main living level flows between a fully fitted kitchen, guest WC, and a bright open-plan living and dining room opening onto a large elevated terrace with glimpses of the Mediterranean — made for entertaining, gardening, or simply unwinding by the pool.

Upstairs, the master suite has an en suite bathroom and private sea-view terrace, with rooftop access leading to a panoramic study or spare room — a peaceful and elevated retreat with views to match.

# BROMLEY ESTATES

*Marbella*

Two further bedrooms and a shared bathroom complete the upper floors.

The lower ground floor adds extraordinary versatility: currently configured as a self-contained apartment, it integrates seamlessly as additional living space with two bedrooms, a bathroom, wine store plus living room with garden access and direct connection to the private garage. This could easily be a games room, cinema or guest wing — while retaining the option to generate rental income if desired.

On a private plot of 319.50 m<sup>2</sup>, there is potential to add a private swimming pool or create a landscaped garden that will could be the final touch to complete your Costa del Sol dream.

Key Facts: Built area 278.75 m<sup>2</sup> · Plot 319.50 m<sup>2</sup> · 5 bedrooms · 3 bathrooms · Study · Private garage · ?Sea ?& ?mountain ?views · ?Community pool & ?gardens · ?Pool ?potential ?· ?Walking distance to beach, port & ?town

Running ?Costs: Community ?€108/month ?· ?IBI ?€1,065/year ?· ?Refuse ?€185/year



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