



**Property type :** Detached Villa

**Location :** Estepona

**Bedrooms :** 4

**Bathrooms :** 5

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** 2 underground parkings

**House area :** 455 m<sup>2</sup>

**Plot area :** 1825 m<sup>2</sup>

- ✓ Close to sea
- ✓ Fireplace
- ✓ Solarium
- ✓ Airconditioning

- ✓ Fitted wardrobes
- ✓ Utility room
- ✓ White goods

- ✓ Storage room
- ✓ Terrace
- ✓ Not furnished

This magnificent 455 m<sup>2</sup>, four-bedroom, south-facing villa with impressive sea views is located in the Don Pedro Urbanization, just 200 meters from the beach and close to service areas, a shopping center, restaurants, a pharmacy and hotels, as well as a hospital 5 minutes away by car, and a school.

It enjoys sunlight all day and is set on a large plot of over 1800m<sup>2</sup> with beautiful gardens including mature palm and fruit trees and a fabulous 50m<sup>2</sup> swimming pool.

The house is distributed on two levels. The ground floor consists of an impressive hall with a tower with a traditional wooden coffered ceiling. Living room distributed in three rooms: fireplace, dining room and library area. Another separate living room and all with direct access to a covered terrace that leads to the garden and pool. Equipped kitchen, ironing room, courtesy toilet, a room with bathroom and a small basement of 30 m<sup>2</sup> with the possibility of extension.

On the first floor there are 3 large double bedrooms, all with en-suite bathrooms. The master bedroom has spectacular views, a dressing room and access to a private south-facing terrace with stunning views of the Mediterranean Sea, Gibraltar, and on a clear day, the Atlas Mountains. It has an independent garage for two cars.

Possibility of building 90 m<sup>2</sup> more if desired.

The construction is of high quality. It has central heating, air conditioning, aluminum windows with double glazing, alarm system and marble floors.



