



## Detached Villa for sale in Estepona, Estepona

**2.400.000 €**

Reference: R5160958   Bedrooms: 4   Bathrooms: 4   Plot Size: 4.566m<sup>2</sup>   Build Size: 340m<sup>2</sup>   Terrace: 40m<sup>2</sup>





## Costa del Sol, 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 m<sup>2</sup>
- Built area: Approx. 340 m<sup>2</sup>
- 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!



## Features:

**Orientamento**

Sud

**Climate Control**

Aria condizionata

**Viste**

Mare

Panoramica

**Collocamento**

Vicino al porto

Zona urbana

Vicino al mare

Vicino ai negozi

Vicino alla città

Vicino alle scuole

Vicino al porto

**Condizione**

Buona

**Piscina**

Privata