

## Sales - House - Estepona

# 13.500.000€

Estepona

House

IBI: 9,113 EUR / year

Rubbish: 204 EUR / year



10



9



1070 m2



7416 m2

Stunning second-line beach villa in Paraiso Barronal, Estepona. This villa enjoys south orientation and a prime location, steps away from the beach and within a 7-minutes drive to the luxurious harbour of Puerto Banus. The property is distributed over two levels, and comprises, on entrance level: large entrance hall; spacious living-dining room with access to the covered terrace, super mature garden and swimming pool; fully fitted kitchen with top quality appliances and access to the terrace; en-suite guest bedroom; TV-cinema room; and a guest toilet. Upstairs: en-suite master bedroom with walk-in wardrobe, sitting area and a private terrace; three further en-suite guest bedrooms; gym and sauna. The villa is completed by a guest house which enjoys panoramic sea views, built over 3-floors and comprises: two en-suite guest bedrooms on the ground floor; two further en-suite guest bedrooms on the first floor and is completed by a rooftop solarium. Extra features include: staff house consisted by a living room, fully fitted kitchen and two bedrooms sharing a bathroom; A/C hot and cold; underfloor heating throughout; automatic irrigation system; BBQ area and outdoor bar; tennis court with lighting, artificial grass and automatic irrigation; intelligent home system. The property contains a potential license to build a 1,000 m2 house on the premises. There are plans to renovate the villa available upon request.

### Setting

- ✓ Beachside
- ✓ Close To Schools

### Climate Control

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Fireplace

### Garden

- ✓ Private

### Category

- ✓ Luxury

### Orientation

- ✓ South

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Garden
- ✓ Pool

### Security

- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ Gym
- ✓ Sauna
- ✓ Games Room
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Jacuzzi
- ✓ Barbeque
- ✓ Double Glazing

### Parking

- ✓ Private

### Pool

- ✓ Private

### Furniture

- ✓ Fully Furnished

### Utilities

- ✓ Telephone

































































































