

Sales - House - Estepona
3.700.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



Ref.-ID: R4842343

Estepona

House

Community: 1,872 EUR / year

IBI: 1,862 EUR / year



6



6



598 m2



1011 m2

Elegant villa located just 200m from the beach in the established Guadalmina Baja Urbanization. Its prime location is considered a benchmark among the most exclusive residential areas of Marbella, surrounded by international schools, shopping centers, golf courses, and gyms. This contemporary-style villa, with colonial architecture and modern details, creates a comfortable and welcoming atmosphere with spacious and warm areas. The excellent distribution of spaces and high-quality materials make this property one of the most elegant and luxurious in the area. It also includes a Tourist License. Features: 6 bedrooms, 6 bathrooms 1,000 m² plot 542 m² built + 104 m² terrace Indoor gym Master suite (120 m²) Automated irrigation system South-facing pool Travertine marble floors Central heating and air conditioning in every room Underfloor heating The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses For more information and to schedule a visit, please do not hesitate to contact us. ERE

Orientation
✓ South East

Condition
✓ Excellent

Pool
✓ Private

Climate Control
✓ U/F Heating

- Features**
- ✓ Lift
 - ✓ Private Terrace
 - ✓ Wood Flooring
 - ✓ Barbeque
 - ✓ Basement

Furniture
✓ Part Furnished

Kitchen
✓ Fully Fitted

Security
✓ Alarm System