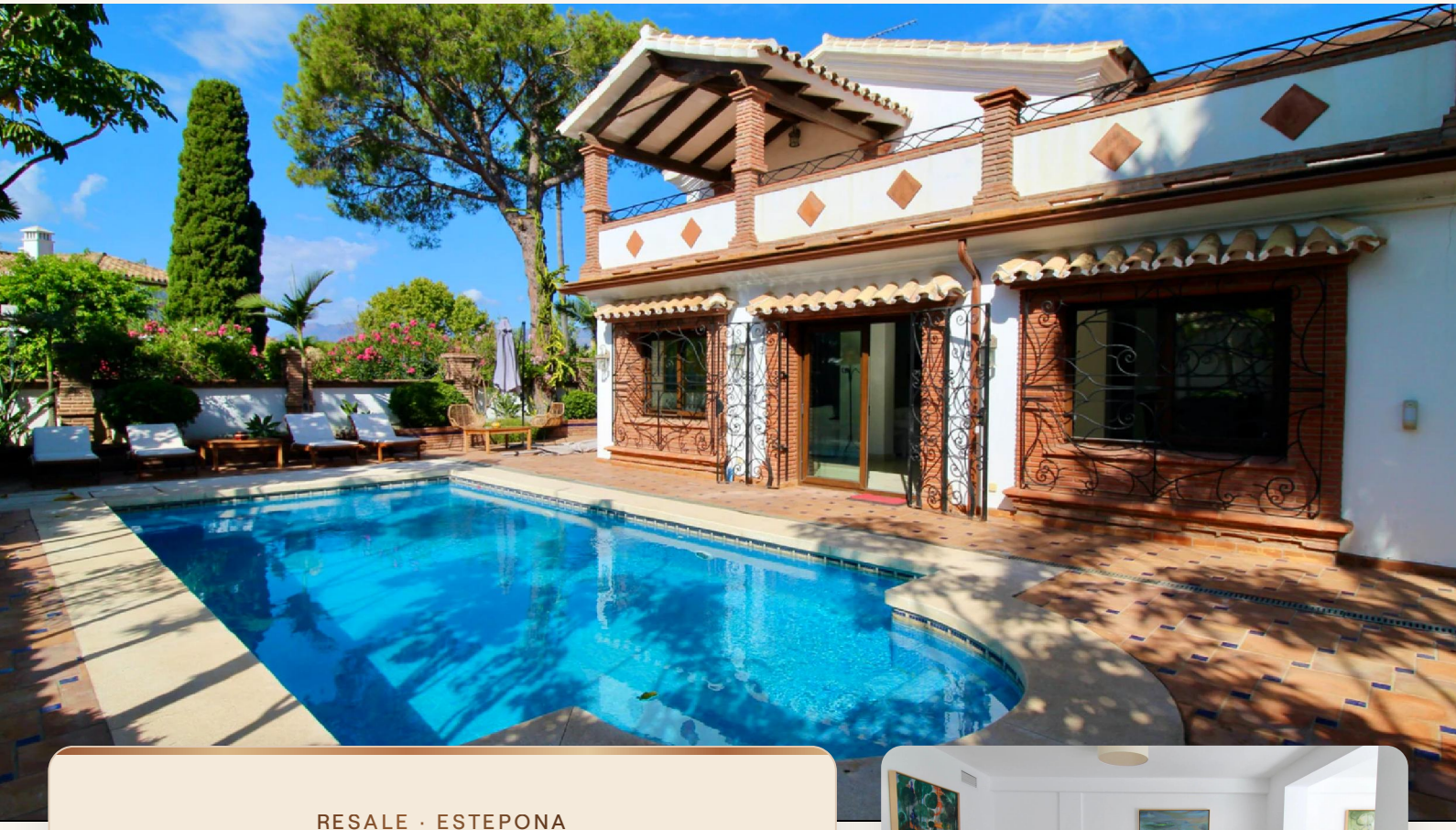
LUCKY SOL

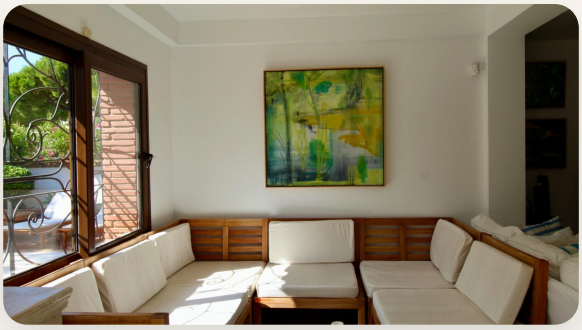


RESALE · ESTEPONA

Mediterranean villa 300 m from the beach in El Presidente, Estepona

1 750 000 € # 644-00722P





- 2 Baths
- 4 Beds
- 208 m²
- 30 m²
- Southwest

We can arrange any property that catches your eye.

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lucky@luckysol.eu



The villa is located in the established residential neigh
the east side of Estepona, between Marbella and Este
24-hour security and CCTV. The beach is about 300 m
promenade, restaurants and a supermarket are withi
Guadalmina and Los Flamingos golf courses are a short drive away.

The 1,000 m² plot is surrounded by palm trees, mature trees and lawns. The garden offers several spots for shade, reading and outdoor dining and is screened from the neighbours' view. Lawn maintenance is included in the community fees. The terraces and the private pool face south.

The house was built in 1996 and renovated in 2017. The façade features exposed brick and wrought-iron grilles, and the wooden floors in the master bedroom and the adjoining room come from an old church.

The house has 208 m² of built area over two floors. The ground floor has a living room with dining area and access to the garden and pool, a separate kitchen, two bedrooms, a bathroom, a laundry room and a guest toilet. Upstairs is the master bedroom with its own bathroom, a walk-in wardrobe and a private terrace, and an adjoining multi-purpose room.

The house can be extended. The multi-purpose room could become another bedroom with a new bathroom, and the outdoor barbecue area could be turned into a small guest house. According to an estimate, approximately 90 m² of potential building area remains on the plot, which needs to be verified. All alterations are subject to permits.

Each room has its own air conditioning unit, and the house has a central vacuum system and an alarm. The pool is pre-installed for heating, and there is covered parking for 2 cars.

Total Purchase Costs

Get a complete understanding of your property purchase costs. Our breakdown covers the property price and all associated fees.

Property Price	1 750 000 €
Property Transfer Tax (7%)	122 500 €
Lawyer Fees (1%)	17 500 €



































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View on website

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