

## Villa for sale in Estepona, Costa del Sol

4 Bedrooms | 4 Bathrooms | 340 m<sup>2</sup> Interior | 40 m<sup>2</sup> Terraces | Pool Yes |

SC MARBELLA

### Property Description

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!