



## Detached Villa for sale in Estepona, Estepona

945,000 €

Reference: R5081617 Bedrooms: 3 Bathrooms: 4 Plot Size: 482m<sup>2</sup> Build Size: 210m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa del Sol, Estepona

Exclusive villa in Azata Golf, Estepona – Spacious, bright and with private pool!! Welcome to this elegant and bright exclusive villa located in one of the quietest and most privileged areas of Estepona, in the heart of the Azata golf course. Upon entering the property, we are greeted by a large and welcoming entrance that leads directly to the spacious living and dining room with a fireplace, ideal for family gatherings or relaxing moments. To the right, we find a modern kitchen open to the dining room, perfectly integrated into the space. On this same floor, there is a guest toilet and a practical pantry, ideal for storage or storing golf equipment. From the living and dining rooms, you access a large covered porch and the magnificent private garden with a pool, a perfect setting to enjoy the Mediterranean climate year-round. The upper floor houses three spacious bedrooms, all with en-suite bathrooms and built-in wardrobes. Two of them have direct access to a sunny west-facing terrace, from where you can admire the golf course and the private garden. The villa is located just a three-minute drive from the center of Estepona, very close to the new Estepona Hospital, the Juan XXIII Diocesan School, and supermarkets such as Mercadona and Aldi. It is also a short distance from the beach, with its promenades, beach bars, and beach clubs. It is also surrounded by prestigious golf courses such as Valle Romano, Casares Golf, and Finca Cortesín, making it an ideal choice for golf lovers. An ideal property for year-round living, with the perfect combination of nature, sea, golf, and city. Enjoy a serene and green setting, while still being close to all amenities and the vibrant lifestyle of the Costa del Sol.





## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Barbeque  
Fiber Optic  
Access for people with reduced mobility

### Views

Panoramic  
Garden  
Golf

### Pool

Communal  
Private

### Garden

Communal  
Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

East  
West  
South East  
South West

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Cheap  
Golf  
Luxury  
Resale

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good  
Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
More Than One