

Estepona Villa

€2,990,000

Ref: X22463



6



6



1,011 m²



647 m²



✓



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Consumption
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Emissions
Applied for

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Property Purchase Expenses

Property price	€2,990,000 (£2,578,875)
Transfer tax 7%	€209,300 (£180,521)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,294)

Standard form of payment

Reservation deposit	€3,000 (£2,588)
Remainder of deposit to 10%	€296,000 (£255,300)
Final Payment of 90% on completion	€2,691,000 (£2,320,988)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

Situated on a peaceful, tree-lined street in the prestigious area of Guadalmina Baja, this stunning 6-bedroom, 6-bathroom villa offers an unparalleled blend of colonial charm and modern luxury. Boasting 647 m² of elegant living space on a generous 1,011 m² plot, this south-facing home is the epitome of tranquility, just a short walk from the beach and near the exclusive Club de Pádel Alhambra del Golf.

The villa's interior showcases high-quality finishes throughout, including Italian marble floors and exquisite marble bathrooms. Four of the six bedrooms feature ensuite bathrooms, while some of the bedrooms enjoy the warmth of wooden floors and serene views of the mature, beautifully landscaped garden.

The spacious lounge, complete with a working fireplace, opens onto a charming porch and large outdoor dining area—perfect for entertaining or enjoying peaceful afternoons by the private pool. The fully fitted kitchen, equipped with premium Miele appliances, flows seamlessly into the dining room, providing a perfect space for family gatherings.

Additional features include a fully equipped gym, ample storage throughout, and a garage with space for several cars.

The villa also benefits from 24-hour security, ensuring peace of mind in this sought-after neighborhood.

Surrounded by lush greenery, this home offers the perfect combination of luxury, privacy, and proximity to the beach.

Whether relaxing by the pool, dining al fresco, or enjoying the serenity of the garden, this villa offers a lifestyle of effortless elegance in one of the most desirable areas of the Costa del Sol.

The property has a tourist licence, with capacity for up to 10 people.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible