

## Villa for sale in Estepona, Costa del Sol

5 Bedrooms | 3 Bathrooms | 327 m<sup>2</sup> Interior | 488 m<sup>2</sup> Plot | Garage Yes | Garden Yes | Pool Yes  
€ 850 IBI | € 300 Community fees



### Property Description

This exceptional detached villa presents a unique renovation opportunity to create a bespoke luxury residence in the beautiful area of Buenas Noches. Set just west of Estepona town and a short walk from the beach, the property combines lifestyle and investment in one of the Costa del Sol's most desirable locations. Boasting commanding panoramic sea views, the villa features five bedrooms and three bathrooms, including a fully independent guest apartment with its own kitchen, lounge, and bathroom—ideal for hosting friends and family or generating solid rental income.

The main residence flows across several levels, starting with a bright, fully equipped kitchen, garage access, and an open-plan living and dining space that leads onto a generous terrace overlooking the Mediterranean Sea. Three bedrooms are conveniently located on this level, including a master suite with a dressing room, en-suite bathroom, and direct terrace access. Downstairs, a flexible office space opens into the guest apartment, which leads out to an expansive garden level with a private pool, BBQ area, and multiple sun-drenched terraces, perfect for al fresco living and laid-back luxury. Additional storage and a versatile area offer endless possibilities, whether you want to create a gym, studio, or extra guest space.

This villa is the ultimate coastal lifestyle opportunity: a serene family home, a potential luxurious holiday escape, or a lucrative rental investment all in one. Don't miss this rare chance to secure sea views and long-term value in one of Estepona's most sought-after spots..