

## Villa for sale in Estepona, Costa del Sol

3 Bedrooms | 3 Bathrooms | 138 m<sup>2</sup> Interior | 27 m<sup>2</sup> Terraces | **Garden** Yes | **Pool** Yes  
€ 367 IBI | € 98 Rubish tax



### Property Description

DOES PARADISE EXIST? IT'S IN VELERÍN AND HAS SEA VIEWS.

It's not just a 4,200 m<sup>2</sup> estate, it's a private sanctuary where luxury means tranquility, space, and authentic flavors. "Finca with organic orchard in El Velerín Estepona" "Single-story villa New Golden Mile" "Property with private well and sea views Estepona" "Luxury country house for sale near Laguna Village" "Private well and professional water filtration system" "Perfectly situated near the new Laguna Village (Pacha) and five-star landmarks like the Kempinski Hotel."

A private orchard that is the envy of the Costa del Sol

Imagine walking through its four majestic natural terraces, a green amphitheater facing the Mediterranean. Here, the land is generous: pick your own avocados, mangoes, figs, and pomegranates. From the scent of orange blossom from its lemon and orange trees to the silver of its olive trees, this garden is a lung of life that remains vibrant thanks to its own well.

The House: Where comfort flows on a single floor

Forget about stairs. Its 165 m<sup>2</sup> have been designed for fluid and connected living:

Three spacious bedrooms and three bathrooms ensure privacy for everyone. A living-dining room that is the heart of the home, with air conditioning and immediate warmth. Total well-being: Work out in your own private gym and then relax on the covered porch, the perfect place to watch the sunset over the sea. Water system with professional filtration and softening, plus its own well. Strategic location: The luxury of connected disconnection. Located in an area of maximum serenity in El Velerín, you will enjoy absolute silence interrupted only by nature. However, its easy and quick access from the motorway puts you just a stone's throw away from the best services in Estepona and Marbella.

Features that make the difference:

Private pool surrounded by mature gardens.

Heating in all rooms for total comfort throughout the year.

Ample parking for visitors' convenience.

Guaranteed sea views thanks to the elevation of its platforms.

Residing in El Velerín is far more than owning an estate; it is an invitation to master the art of slow living. Imagine waking up to the scent of orange blossoms and harvesting organic avocados from your own four-tier natural amphitheater, all while gazing at the deep blue Mediterranean. This is luxury in its purest form: the privilege of space, the purity of your own water well, and the seamless flow of a villa designed for effortless indoor-outdoor living. Located in the heart of the New Golden Mile, this sanctuary offers the rare luxury of total disconnection, just moments away from the cosmopolitan pulse of Estepona and Marbella.

Legal Information: The price does not include transaction taxes and expenses: VAT (IVA - 10%) and Stamp Duty (AJD - 1.2%) for new builds, or Property Transfer Tax (ITP - 7%) for resale properties (please check for reduced rates of 6% or 3.5% depending on your profile). Notary, Land Registry, and administrative (gestoría) fees are not included. Real estate brokerage fees are included in the price and are paid by the seller.