



## Detached Villa for sale in Estepona (Town), Estepona

865,000 €

Reference: HQ5145994 Bedrooms: 4 Bathrooms: 2 Plot Size: 563m<sup>2</sup> Build Size: 141m<sup>2</sup> Terrace: 15m<sup>2</sup>







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## Costa del Sol, Estepona (Town)

Great opportunity! Villa in Atalaya Baja, Estepona – Spacious, Bright & Full of Potential Located in the exclusive Atalaya Baja urbanization, this charming detached villa sits on a generous 563m<sup>2</sup> private plot, offering ample outdoor space and privacy in one of Estepona's most desirable residential areas. The home is arranged over a single floor for easy, comfortable living, with a total built area of 141 m<sup>2</sup>, complemented by a covered porch and a utility patio. Step inside via the spacious porch to a welcoming entrance hall, leading to a large, bright living room featuring a beautiful French-style fireplace—perfect for relaxing with family or entertaining guests. The living room is bathed in natural light thanks to impressive sliding glass doors which offer direct access to the covered terrace and garden. The open-plan dining area connects seamlessly to both the lounge and kitchen. The kitchen itself comes fully equipped, with a handy pass-through to the dining space, and direct access to a private laundry patio for added convenience. The sleeping area is well-separated for privacy, comprising three comfortable bedrooms all with built-in wardrobes. The master bedroom features a walk-in wardrobe and an end-suite bathroom for maximum comfort. There are also two full bathrooms, designed for family living or guest accommodation. Outdoors, the villa offers a sunny garden with potential for landscaping, the installation of a swimming pool, and multiple spaces for outdoor entertaining, relaxation, or play. The plot enjoys a favorable orientation, ensuring natural light throughout the day. Prime location: Atalaya Baja is quiet yet extremely well-connected, positioned between Marbella and Estepona. It provides swift access to renowned international schools, top golf courses, supermarkets, restaurants, and is just minutes from the beach. Its proximity to San Pedro de Alcántara and Puerto Banús make it ideal for both year-round living or holidays. This property is ideal for families, retirees, or investors seeking a detached villa with space to personalize and excellent long-term potential in a consolidated area of the Costa del Sol.



## Features:

### Features

Near Transport  
Private Terrace  
Fitted Wardrobes  
WiFi

### Setting

Beachside  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
Safe

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Covered

### Views

Garden

### Pool

Private

### Garden

Private

### Utilities

Electricity