

# Estepona

## Duplex/Townhouse / Casa adosada

# €2,790,000

### Ref: X22574



4



4



765 m<sup>2</sup>



383 m<sup>2</sup>



✓



✓



Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€2,790,000 (£2,407,491)
Transfer tax 7% .....	€195,300 (£168,524)
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 (£2,589)
Remainder of deposit to 10% .....	€276,000 (£238,160)
Final Payment of 90% on completion ....	€2,511,000 (£2,166,742)

\* 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

Located in the exclusive and secure community of Resina Golf in Estepona, this fully renovated villa offers an exceptional standard of luxury living. With meticulous attention to detail and high-end finishes throughout, the property combines contemporary design with functionality and comfort in one of the Costa del Sol's most sought-after residential areas.

Set on a 765m<sup>2</sup> private plot, the villa offers generous interior and exterior spaces across three levels. On the main floor, you'll find a top-of-the-line open-plan kitchen by Decodan, seamlessly connected to a spacious living area with a designer fireplace. Large integrated windows provide stunning, unobstructed views of the Mediterranean Sea from every angle. This main level also includes a complete en-suite bedroom with a private dressing area and a guest toilet.

The outdoor terrace of 190m<sup>2</sup> is designed to maximize the villa's privileged setting. It features a heated infinity pool, a fully equipped barbecue area, a shaded pergola for al fresco dining, and a comfortable chill-out space—all with breathtaking views over the sea and the African coastline. The villa features a beautifully landscaped garden with an automatic irrigation system, located directly in front of the pool area. Mature trees and well-established plants create a lush, serene environment, offering both privacy and natural beauty throughout the year.

The upper level features two expansive en-suite bedrooms, a dedicated workspace, and a 55m<sup>2</sup> terrace perfect for relaxing under the sun while admiring the panoramic views. The lower level is designed for indulgence and entertainment. It includes a stylish en-suite guest bedroom, a fully equipped bar and cinema room, a state-of-the-art gym, laundry area, machine room, and a large storage room.

Additional features of the property include underfloor heating throughout, electric shutters, and parking for three vehicles. The villa is surrounded by lush landscaping and located within a tranquil golf resort, ensuring both privacy and security in an exceptional natural setting.

The location is highly convenient, with an international school, restaurants, paddle club, and a supermarket all within a 3-minute drive. The coastal promenade allows easy access to Estepona's historic old town and vibrant marina.

If you wish to have more information or arrange a private viewing to this outstanding property, don't hesitate to contact us!

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