



## Detached Villa for sale in El Paraiso, Estepona

**1,795,000 €**

Reference: R5064325 Bedrooms: 3 Plot Size: 1,450m<sup>2</sup> Build Size: 265m<sup>2</sup> Terrace: 109m<sup>2</sup>





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## Costa del Sol, El Paraiso

Situated in a prime location in El Paraíso, Estepona, this south-facing villa offers exceptional renovation potential. Just a 10-minute walk from the beach and within walking distance to shops, restaurants, schools, and public transport, the property enjoys both privacy and convenience. The existing villa spans 265.44 m<sup>2</sup> on one level and includes 3 spacious bedrooms and a guest accommodation with 1 bedroom ensuite, 4 bathrooms (3 en suite), and a guest toilet. The layout features multiple terraces totaling 109.78 m<sup>2</sup>, with the upper level offering the opportunity to create a space with sea views. The home includes a private garage with space for one car, mature gardens, and ample room to reimagine the outdoor areas. Though there is currently no pool, the expansive plot provides the perfect setting for one if desired. Features include air conditioning, fitted wardrobes, double glazing, a covered and uncovered terrace, a guest room, and an alarm system. This is a rare opportunity to renovate and personalize a villa in one of Estepona's most sought-after residential areas—close to golf, the beach, and all essential amenities.



## Features:

### Features

Covered Terrace  
Near Transport  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes

### Views

Garden

### Security

Alarm System

### Orientation

South

### Setting

Close To Golf  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Parking

Private

### Climate Control

Air Conditioning

### Condition

Renovation Required