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VIOLETT REALTY

EXCEPTIONAL PROPERTIES

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Villa in Estepona

Reference: R5380795

Bedrooms: 3 | Bathrooms: 2 | M²: 210 | Price: 1,250,000 €

Status: Sale | Property Type: Villa | Parking places: by request | Printing day : 3rd July 2026

Overview:The home you have always dreamed of is finally here. Crossing the threshold of this villa in Monte Biarritz - Atalaya Golf feels like a warm embrace. Upon entering, you are welcomed by a light-filled living and dining area that flows naturally into a cozy, independent lounge - the perfect corner for a home office, a guest room, or whatever your lifestyle demands. Just steps away, a separate kitchen with a dedicated laundry area and a guest bathroom complete a ground floor designed for seamless family living and daily comfort. As you head upstairs, the sleeping quarters offer three spacious bedrooms and two full bathrooms. The highlight is the private terrace, where you can take in views of the Mediterranean Sea and the iconic La Concha mountain. The most exciting part of this tour is realizing that, while the house is bursting with Mediterranean character, it possesses an extraordinary renovation potential - a blank canvas ready for your personal touch. The crowning jewel is the outdoor space: an expansive flat garden, a private pool, and a dedicated barbecue area. This is an oasis of peace just a short stroll from the beach and the vibrant commercial hub of Guadalmina. Strategically located halfway between Marbella and Estepona, this home is a unique sanctuary on the coast. Call us today to schedule your viewing! The Abbreviated Information Document (DIA) is available upon request. Estimated expenses to be borne by the buyer: The purchase is subject to the Property Transfer Tax (ITP), (Law 5/2021 on Ceded Taxes), with a maximum general rate of 7%. The tax base shall be the higher value between the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs for the public deed and registration in the Land Registry are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. Rough estimate between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Gestoría (if hired voluntarily, free-market fees): Estimate between €300 and €500. Municipal capital gains tax (IIVTNU) expenses are borne by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €129,500. (+10%). This estimate is indicative and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees are borne by the seller. 7206-CN1.

Features:

Pool, None, Private garden, Parking