



Reference: **R3942019** Location: **Estepona**

Description: Monte Biarritz has retained its Spanish feel with splashes of modernisation. This villa is situated inside the increasingly popular Golden Triangle of the costa del Sol surrounded by Golf courses, mountains and within walking distance to the beautiful beaches. Nearby are local schools with a high standard of education with easy access to the centre of Estepona, Puerto Banus, Benahavis and Marbella.

Beautiful modern villa reformed inside and out in 2019/2020

There are 5-6 bedrooms all decorated to a high standard and a vast bright living/dining area.

The master bedroom has a walk in wardrobe and the kitchen has been reformed with new appliances installed as well as a large laundry room.

The windows are double glazed with security glass and have electric blinds.

There is an intercom with camera as well as a safe.

The villa has hot and cold heating throughout, with underfloor heating throughout the villa with the exception of the basement.

On the terrace there is a heated swimming pool and a Jacuzzi, there is also a relaxing covered BBQ/bar area with LED lights.

The garden is easily maintained with an assortment of fruit trees, orange, grapefruit, lemon, avocado, old olive tree as well as flowering plants.

There is a timed sprinkler and electric timer for the lights.

There is also the advantage of a large communal pool which is shared between the 8 villas of the community.

The basement is currently an independent apartment which is easily rented out long term.

Detached Villa, Estepona, Costa del Sol.

6 Bedrooms, 3.5 Bathrooms, Built 224 m<sup>2</sup>, Terrace 25 m<sup>2</sup>, Garden/Plot 445 m<sup>2</sup>.

Setting : Close To Golf, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation.

Orientation : South.

Condition : Excellent, Recently Renovated.

Pool : Private, Heated.

Climate Control : Air Conditioning, Fireplace, U/F Heating.

Views : Garden, Pool.

Features : Covered Terrace, Fitted Wardrobes, Private Terrace, ADSL / WIFI, Games Room, Guest Apartment, Storage Room, Utility Room, Marble Flooring, Jacuzzi, Double Glazing.

Furniture : Optional.

Kitchen : Fully Fitted.

Garden : Private.

Security : Electric Blinds, Alarm System.

Parking : Garage, More Than One, Private.

Utilities : Electricity, Drinkable Water, Telephone.

Category : Golf, Holiday Homes, Investment, Luxury, Resale, Contemporary.

Type:	Detached Villa	Beds:	6	Baths:	3.5
Build Size:	224 m²	Terrace:	25 m²	Garden/Plot:	445 m²
Price:	€ 695,000				
Community Fees:	€ 115 / month	IBI Fees:	€ 800 / year		
Setting:	Close To Golf, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation				
Orientation:	South				
Condition:	Excellent, Recently Renovated				
Pool:	Private, Heated				
Climate Control:	Air Conditioning, Fireplace, U/F Heating				
Views:	Garden, Pool				
Features:	Covered Terrace, Fitted Wardrobes, Private Terrace, ADSL / WIFI, Games Room, Guest Apartment, Storage Room, Utility Room, Marble Flooring, Jacuzzi, Double Glazing				
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Category:	Golf, Holiday Homes, Investment, Luxury, Resale, Contemporary				

Reference :

## R3942019 - Pictures



R3942019 - 1



R3942019 - 2



R3942019 - 3



R3942019 - 4



R3942019 - 5



R3942019 - 6



Reference :

## R3942019 - Pictures



R3942019 - 7



R3942019 - 8



R3942019 - 9



R3942019 - 10



R3942019 - 11



R3942019 - 12



Reference :

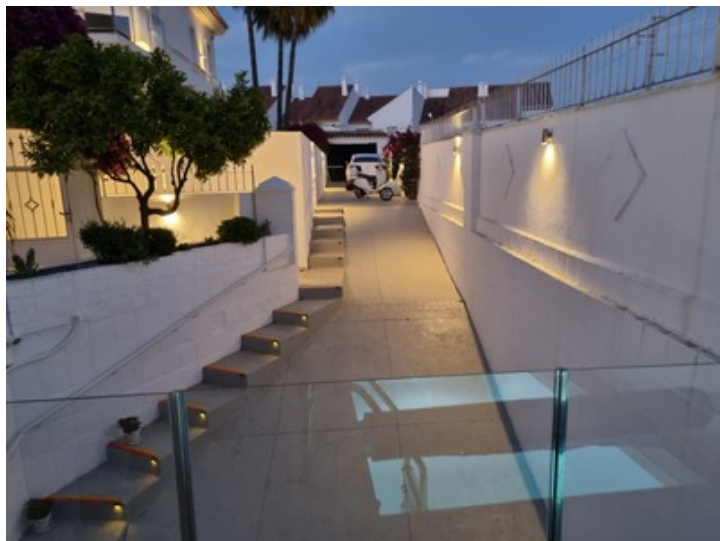
## R3942019 - Pictures



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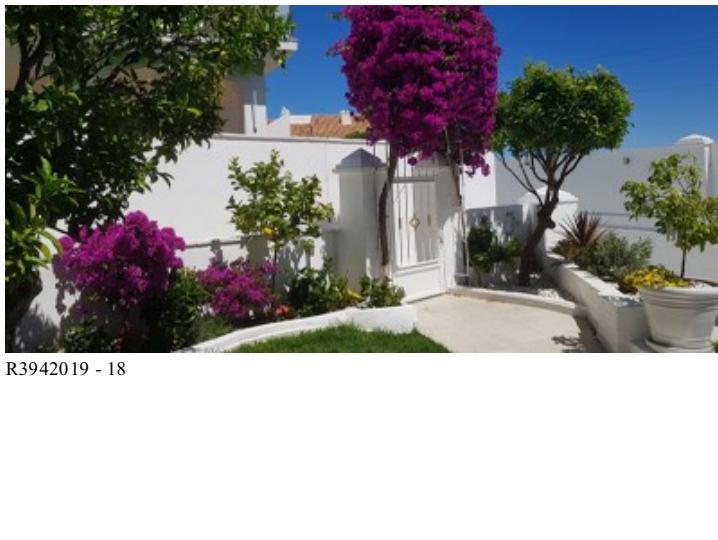
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Reference :

## R3942019 - Pictures



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R3942019 - 22



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R3942019 - 24



Reference :

## R3942019 - Pictures



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**Sol-Homes**  
Email : [info@sol-homes.com](mailto:info@sol-homes.com)  
Internet : [www.sol-homes.com](http://www.sol-homes.com)  
Tel : 634697569

