



Villa in Estepona

GREAT SEAFRONT VILLA IN EL PARAISO BARRONAL

| | | | | | |
|-------|---|-------|---------------------|--------|-------------|
| Beds | 9 | Built | 1.056m ₂ | Price: | 8.925.000 € |
| Baths | 9 | Plot | 4.406m ₂ | Ref: | 564083 |

- SEAFRONT VILLA IN EL PARAISO BARRONAL
- LOCATED IN A TRANQUIL RESIDENTIAL AREA
- LARGE APARTMENT FOR STAFF
- UNDERFLOOR HEATING IN ALL BATHROOMS
- GUEST HOUSE WITH 2 BEDROOMS, 2 BATHROOMS

- LARGE PLOT WITH DIRECT ACCESS TO THE BEACH
- MAIN HOUSE WITH 6 EN SUITE BEDROOMS
- GARAGE FOR 2 CARS IN MAIN HOUSE
- FIREPLACE IN MAIN HOUSE
- LARGE SWIMMING POOL AND POND

Local Rates (IBI): 11.651 €/Year

Villa in Estepona

Unique opportunity to purchase a frontline beach property with exceptional beautifully manicured grounds. Located in Paraiso Barronal a quiet residential area just west of Marbella, this exceptional beachfront property offers an expansive, flat plot with direct access to the sea through a private gate. The property is located at approximately 11 kms from Puerto Banus, 7kms from San Pedro and 15 kms from Marbella. The estate features a main residence and guest house each with 2 floors and meticulously maintained. Additionally the property enjoys an entertainment area, in the northern part of the plot which offers a lovely, private and quiet area for gatherings.

The main house boasts six spacious bedrooms, each with its own en-suite bathroom. Four of the bedroom suites are conveniently located on the ground floor. The master bedroom, located on the second floor, offers a breathtaking direct view of the sea, shared with an additional bedroom on the same floor, both opening onto a large, shared terrace. The main house also includes a large apartment for staff, a garage for two cars, a fully equipped kitchen, a dining room, a welcoming hall, two terraces, and a guest toilet. Modern amenities such as underfloor heating throughout all bathrooms and a cozy fireplace add to the comfort and of this home.

The guest house complements the main residence with two additional bedrooms, each with its own bathroom, alongside a laundry room, pantry, large hall, and an open kitchen.

The property includes a separate house with a garage that can accommodate up to four cars, a kitchen, barbecue facilities, and a playground, making it perfect for entertaining. Outdoor living is further enhanced by a large swimming pool and pond. The well-groomed garden is adorned with orange, lemon, and palm trees, creating a serene and picturesque environment.

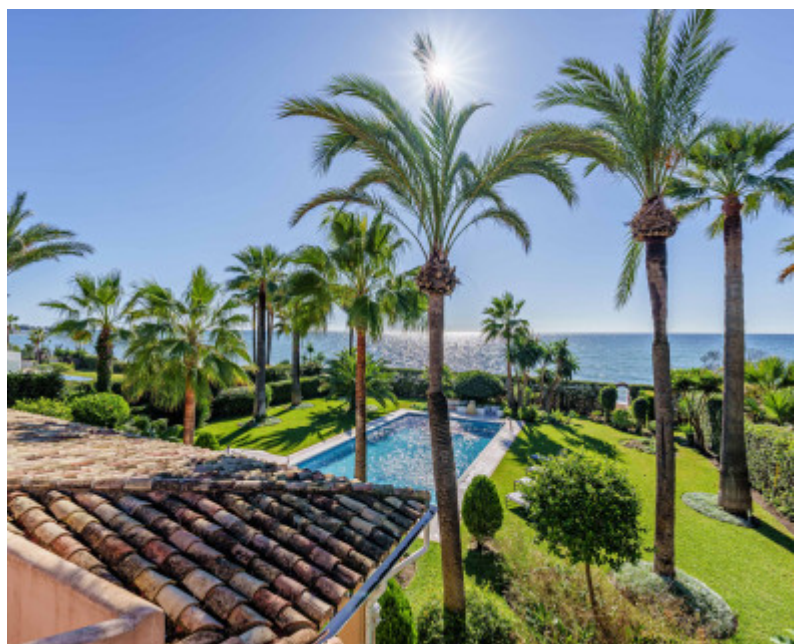
For peace of mind, a comprehensive security system with video cameras covers both the internal and external perimeters of the property. Bright, spacious, and designed for luxurious living, this property is a rare find for those seeking a private seaside retreat.

















Price does not include costs or taxes. Additional costs for the buyer: notary and registry fees, 7% Transfer Tax (ITP) on sales price or reference value (the highest of the two) for resales or 10% VAT (IVA) plus 1,2% Stamp Duty (AJD) on sales price or reference value (the highest of the two) for new build. Information subject to errors, omissions or modifications. Property Information Sheet available in our office according to Decree 218/2005 of 11th Oct.