

ESTEPONA EAST, ESTEPONA, ES



bedrooms **5** bathrooms **5** built **742** terrace **— —**
dormitorios baños m2 constr. m2 terraza

5 BEDROOM LUXURY VILLA IN NEW GOLDEN MILE

Fantastic spacious and private villa in Pernet urbanization on an extensive plot of 1.811m2. Please note that it is located on a very quiet and noise-free cul-de-sac.

It has several golf courses less than 1 km such as El Real Club de Guadalmina, Atalaya Golf & Country Club or El Paraiso Golf Club. The walking distance to Isdabe beach...

community 50 € garbage — — IBI 4017 €
comunidad month/mes basura year/año year/año

for sale **2,150,000 €**
en venta

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

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5 Bedroom Luxury Villa in New Golden Mile

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Please note that it is located on a very quiet and noise-free cul-de-sac.

It has several golf courses less than 1 km such as El Real Club de Guadalmina, Atalaya Golf & Country Club or El Paraiso Golf Club. The walking distance to Isdabe beach is 1.5 km and to the beaches of San Pedro is 4.5 km.

It is very well located on the New Golden Mile, 5 km from San Pedro Alcantara, 8 km from Benahavis, 14 km from Estepona and 15 km from Marbella.

The home is distributed in 3 levels, on the ground floor you will find spacious living room with grands windows leading to a big terrace / patio / garden with a cute pool. There is a good-sized dining room and kitchen, a guest WC, and a bedroom with an en-suite bathroom.

On the middle of the living there is a majestic staircase to top floor you will find a room before reaching the main room, it is a reading room with television and access to a good-sized terrace. The master bedroom with walk in closet and en-suite bathroom, has a nice views.

Downstairs you will find one big storage room, three bedrooms and three bathrooms, another huge games room/lounge leading to a spacious terrace and garden

It is important to highlight that the property has many unused built meters, so there are many possibilities to build a cinema room, gym, sauna, more bedrooms or expand the garage for 10 or 12 cars, etc...

Reference	649-00004P	Beds	5	Built m2	742
Type	Villa's	Baths	5	Interior m2	--
Location	Estepona East, Estepona, ES	En-suite Baths	--	Terrace m2	--
		Guest Toilets	--	Plot m2	1811
		Pax	--		
Pool	Privaat	Community	50 €/month	Levels	--
Garden	Privaat	Garbage	--	Floor	--
Garage	Privé	IBI	4017 €/year	Orientation	South
Parking slots	--	Construct Year	2004	EPC	In Progress

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Referencia	649-00004P	Dorm.	5	Constr. m2	742
Tipo	Villa´s	Baños	5	Interior m2	--
Localidad	Estepona East, Estepona, ES	Baños en-suite	--	Terraza m2	--
		Baños de invit.	--	Parcela m2	1811
		Pax	--		
Piscina	Privaat	Comunidad	50 €/month	Nº plantas	--
Jardín	Privaat	Basura	--	Planta	--
Garaje	Privé	IBI	4017 €/year	Orientación	Sur
Plazas aparcam.	--	Año Constr.	2004	CEE	In Progress

En venta

2,150,000 €

Precio no incluye gastos ni tributos. Gastos adicionales para el comprador: registro y notaría, ITP 7% o alternatively 10% IVA y AJD (1,2% sobre precio de compra) en propiedades nuevas y sujeto al cumplimiento de ciertos requisitos. Información sujeta a errores, omisiones, modificaciones, venta previa o retirada del mercado. Ficha informativa a su disposición, Decreto 218/2005 de 11/Oct.