

## Detached Villa (Ref.: R5273989)



Dormitorios  
Bedrooms

4

Baños  
Bathrooms

3

Plot m<sup>2</sup>  
Terreno

1246

Built m<sup>2</sup>  
m<sup>2</sup> Construidos

244

Terrace m<sup>2</sup>  
m<sup>2</sup> Terraza

84

IBI year  
Community  
Garbage tax

2,087€ / year  
240€ / year  
200€ / year

Diana Park

1.695.000€

Exclusive Rustic-Style Villa with All-Day Sun and Great Expansion Potential in Estepona (Diana Area) Discover this magnificent, spacious and bright rustic-style villa, located in one of the most sought-after areas of Estepona, the prestigious Diana area. Thanks to its south-facing orientation, the property enjoys sunlight throughout the entire day, creating a warm and welcoming atmosphere all year round. The villa stands out for its high-quality rustic architecture, featuring impressive double-height pitched ceilings, exposed wooden beams, solid wood fitted wardrobes, and rustic-style bathrooms adorned with beautifully selected decorative tiles. The independent kitchen, also rustic in style yet highly functional, is equipped with a ceramic hob and oven, and includes a practical pantry area where the refrigerator is discreetly located to preserve the visual harmony of the space. Layout The property is distributed over two levels: Ground floor: \* Entrance hall \* Auxiliary living room with underfloor heating (originally a porch, later enclosed and renovated) \* Spacious main living room \* Double bedroom with en-suite bathroom \* Second double bedroom \* Full bathroom in the hallway \* Private staircase to the upper floor \* Independent kitchen with pantry \* Laundry room with small storage area and boiler room Upper floor: \* Double bedroom with access to a large 39 m<sup>2</sup> terrace overlooking the mountains \* Shared full bathroom \* Double bedroom currently ...