



MARBELLA  
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G R O U P

## Beautiful Renovated Villa in El Paraiso Alto, Estepona

1.650.000€



**Ref**  
MCG1600

**Beds**  
4

**Baths**  
3

**Plot**  
1.116 m<sup>2</sup>

**Built**  
295 m<sup>2</sup>

[www.marbella-cribs.com](http://www.marbella-cribs.com)

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

[+34 623 44 32 13](tel:+34623443213)

The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.





Ref	MCG1600
Bedrooms	4
Bathrooms	3
Status	For Sale
Type	Villas
Plot	1.116 m <sup>2</sup>
Built	295 m <sup>2</sup>
Terrace	45 m <sup>2</sup>
Price	1.650.000€
Location	El Paraiso





## About this property

Presenting an impressive 4-bedroom villa in the sought-after El Paraiso Alto, recently renovated to perfection.

Welcome to Villa, a charming property that has undergone a meticulous refurbishment, blending Andalusian architectural charm with modern amenities. Tucked away on a peaceful cul-de-sac bordering the picturesque El Paraiso Alto golf course, this residence offers a serene retreat.

Upon entering, you'll be greeted by a serene back garden, setting the tone for your experience. The villa features four bedrooms and three bathrooms on one wing, providing ample space for residents and guests. The other wing boasts a state-of-the-art kitchen seamlessly connected to the dining area, complemented by a cozy lounge with a real fireplace, creating a warm and inviting ambiance. A standout feature is the covered terrace, seamlessly merging indoor and outdoor living spaces.

This south-facing villa offers unobstructed views of the golf course, accessible directly from the well-maintained garden. A brand-new heated swimming pool with a charming uncovered terrace area provides the perfect spot for relaxation and sunbathing. Additional comforts include underfloor heating in the bathrooms, independent air conditioning, energy-efficient solar panels, and an alarm system for enhanced security. The property also offers a closed, independent garage for convenient parking.

Strategically located in the desirable Bel Air area, the villa is near the esteemed Tennis Club of Bel Air, making it ideal for sports enthusiasts. Essential amenities such as Lidl and Mercadona supermarkets, a bank, and a pharmacy are just 2 km away, while the golden sandy beaches and vibrant Villa Padierna Beach Club or La Antigua are a mere 3 km from your doorstep.

The villa's location is truly exceptional, providing easy access to bustling Estepona and Puerto Banus, both within a 15-minute drive, offering fine dining, shopping, and entertainment. For travel convenience, Malaga Airport is just a short 45-minute drive away, connecting you effortlessly to the world.

In summary, Villa offers a unique opportunity to embrace the essence of Andalusian living with contemporary luxury, all against the backdrop of a scenic golf course. It's a must-see gem for discerning homebuyers.

## Contact Us

**Phone:**

+34 623 44 32 13

**Email:**

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

**Real Estate Instagram:**

[@MarbellacribsRealEstate](https://www.instagram.com/MarbellacribsRealEstate)

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[@MarbellacribsLifestyle](https://www.instagram.com/MarbellacribsLifestyle)







