



Monte Biarritz, Estepona  
Arboleda 18

bedrooms **5**    bathrooms **4**    built  $\frac{m^2}{m^2}$  **296**    terrace  $\frac{m^2}{m^2}$  **159**    plot  $\frac{m^2}{m^2}$  **609**



community -- month    garbage 171 € year    ibi 1.337 € year    for sale **1.450.000 €**

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.

## Monte Biarritz, Estepona

### Arboleda 18

Situated behind the private gates of well-established residential community Arboleda, this completely remodelled home lies in the heart of the New Golden Mile, between Estepona and Marbella. Arboleda offers a convenient and secluded location, where all villas are South and West facing, with scenic views towards a lush green woodland – 50,000m<sup>2</sup> of protected nature zone. A beautiful and bright home, featuring Cortizo sliding walls of glass that open to a vast terrace ideal for entertaining, outdoor dining with barbecue, and large heated pool. The spacious main living area has a raised ceiling height of 4.5m, providing light and elegance throughout the property, open dining room with a gourmet kitchen with center island, all areas facing towards the lush tropical gardens that provide privacy and a cosy ambience. Arboleda 18 provides 5 distributed over 3 levels, storage, laundry and machine room. The area is secure and very well connected, a short drive brings you to Atalaya Golf and Country Club and top rated International schools. Within a short walk you have local supermarkets and a variety of shops, bars and restaurants, hairdressers, pharmacies, vets and local amenities.

Reference	402910	Beds	5	Built m <sup>2</sup>	296
Type	Villa	Baths	4	Interior m <sup>2</sup>	296
Location	Monte Biarritz, Estepona	En-suite Baths	---	Terrace m <sup>2</sup>	159
		Guest Toilets	1	Plot m <sup>2</sup>	609
		Pax	---		
Pool	Private	Community	---	Levels	2
Garden	Private	Garbage	171 € / year	Floor	---
Garage	Private	IBI	1.337 € / year	Orientation	North/East
Parking slots	2	Construct Year	---	EPC	In Progress

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