



## Immaculate 4-Bedroom Villa with Pool & Panoramic Views – Costa Esuri, Ayamonte



### Информация об агенте

Название:	António Pereira
Название компании:	ITHLUX
Страна:	Португалия
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	Portuguese
Веб-сайт:	

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 850,096.37

### Местоположение

Страна:	Испания
Область:	Андалусия
Город:	Уэльва
Добавлено:	08.07.2025
Описание:	

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Set in the heart of the sought-after Costa Esuri urbanization in Ayamonte, this beautifully rehabilitated villa offers an exceptional combination of modern design, generous space, and enviable outdoor living. With a total of four bedrooms and four bathrooms, the property is a rare find ideal as a primary residence, luxury holiday home, or high-end rental investment.

Occupying a spacious plot on Bartolomé de las Casas Street, the villa boasts an elevated position with stunning views of the Guadiana River and the bridge to Portugal. Its thoughtful layout and sun-soaked orientation make it both practical and welcoming, with solar panels powering both the home and the heated outdoor pool.

### Property Highlights:

**Modern Design & Bright Interiors:** Fully renovated to a high standard, this villa offers a contemporary aesthetic throughout, with light-filled spaces and stylish finishes.

**Independent Apartment:** On the ground floor, a self-contained 1-bedroom apartment includes a private



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entrance, courtyard, and large storage cupboard perfect for guests or rental income.

**Main Living Space:** The first floor features a spacious open-plan area with a living room, dining room, wood-burning fireplace, fully equipped kitchen, utility room, and guest toilet. This floor opens to an expansive front terrace offering panoramic views of the river and Portuguese border.

**Versatile Outdoor Areas:** The wraparound terrace includes comfortable seating, creative zones, and a golf putting area ideal for entertaining or relaxing in the Andalusian sun.

**Upper Floor Bedrooms:** Three double bedrooms, including a master with en-suite and a shared full bathroom, are found just a few steps above the main living space. The main bedroom leads to a private terrace with access to the elevated pool area.

**Private Pool Retreat:** Heated pool on the upper-level pool area is a standout feature, offering generous seating, shaded zones, and views across the surrounding landscape perfect for outdoor living year-round.

**Land & Expansion Potential:** The villa sits on a large plot with mature gardens, gated entrance, and private parking. An adjacent parcel of land is also available for purchase, offering further development potential or increased privacy for an additional 80,000.

#### Additional Features

- \* Full solar energy system for the house and pool
- \* Underfloor heating
- \* Secure gated access from Calle Bartolomé de las Casas
- \* Covered porch with triple-aspect views (west, south, and east)
- \* Quiet residential setting with easy access to Ayamonte town, golf courses, and Portuguese border

This is a rare opportunity to acquire a turnkey villa with ample space, privacy, and modern comfort in one of the Costa de la Luz's most tranquil and picturesque locations.

Costa Esuri is renowned for its serene atmosphere and promising investment potential, with property values on the rise each year, a prime location offers unparalleled convenience, with the town center just 7 kilometers away and the Portuguese border merely 1 kilometer distant, following a scenic crossing of the Guadiana River.

This exceptional property presents a unique opportunity to experience the rich cultural heritage of the Portugal-Spain border region.

Don't miss the opportunity to own this remarkable property in Costa Esuri, where comfort meets investment potential. Schedule your viewing today!

- REF: ITH3696

## Общие



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Спальни:	4
Ванные комнаты:	4
Готовые кв.м.:	210 кв м

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH3696

