



OASIS 22 · LA RESINA · NEW GOLDEN MILE, ESTEPONA

Semi-detached villa with private garden

€ 955,000

3 BEDROOMS	3 BATHROOMS	148 m ² BUILT AREA	290 m ² PLOT	2 PARKING	2021 BUILT IN
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- Bioclimatic pergola
- Ducted A/C, individual room controls
- Garden with barbecue and irrigation
- Gate to the communal pool
- Gated community of 22 homes
- Alarm; all appliances included

The home

Built in 2021, this semi-detached villa is part of Oasis 22, a small gated community of just 22 homes in La Resina, on Estepona's New Golden Mile.

Built in 2021 and in excellent condition, the villa sits on a 290 m² plot with a private garden, direct access through a garden gate to the communal pool and gardens, and parking for two cars within the property. Between Estepona and Marbella, it is equally suited to year-round living or holidays.

The bright ground-floor living area combines a living and dining room with a fully equipped open-plan kitchen and Neff appliances, all included. Full-height glazing opens onto the covered terrace and garden. The owners added a **bioclimatic pergola** with adjustable louvres and side screens for comfort in the summer sun and on cooler evenings. The lawned garden has established planting, automatic irrigation and a built-in barbecue. There is also a bedroom, ideal for guests or as a home office, and a full bathroom.

Upstairs, the main bedroom has an en-suite bathroom and a private terrace overlooking the communal pool and gardens. Originally designed with four bedrooms, the villa now has a spacious second bedroom upstairs, created by joining two rooms. Its private terrace was added by the developer at the owners' request, a feature found in few Oasis 22 homes. The larger second bedroom gives a child more space of their own, with room to play or study. There is also a further full bathroom.

The villa has **ducted heating and cooling with individual room controls**, large-format porcelain floors, fitted wardrobes and an alarm system.

Location. Unicorn Racket Club, a children's playground and the Orthodox church are a few minutes' walk away. A path along the Arroyo de las Cañas leads to the beach and coastal promenade in about ten minutes, with beach restaurants such as Bossa and Tikitano along the way. Lidl and Mercadona are a short drive away. Atlas American School of Málaga and La Resina Golf are a couple of minutes by car, and Atalaya, Villa Padierna and El Paraíso golf courses are about 10 to 15 minutes away.



Living and dining room



Open-plan kitchen with Neff appliances

Living and kitchen



Living room opening onto the terrace



Living room



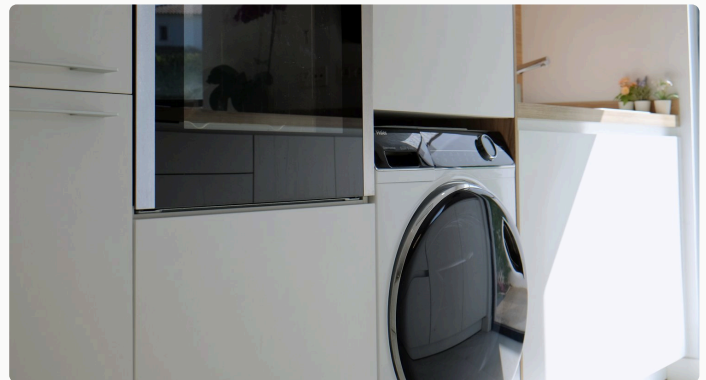
Kitchen and dining area



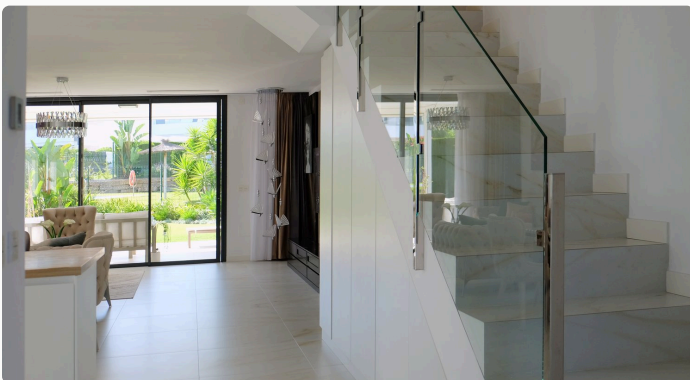
Kitchen



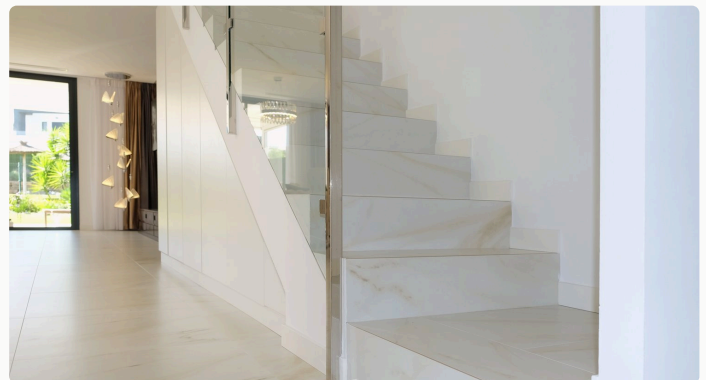
Kitchen island, looking through to the garden



Built-in oven and washing machine



Entrance hall looking towards the garden



Staircase

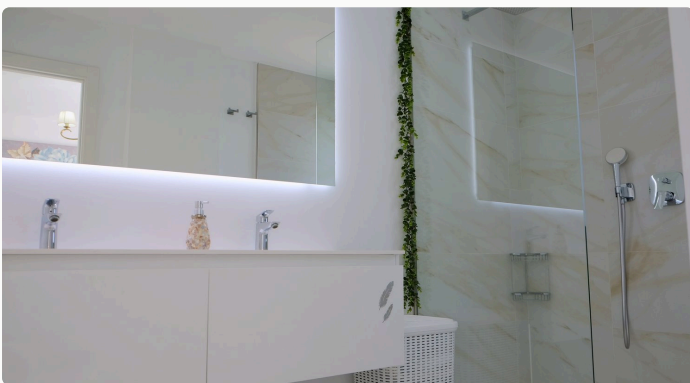
Bedrooms and bathrooms



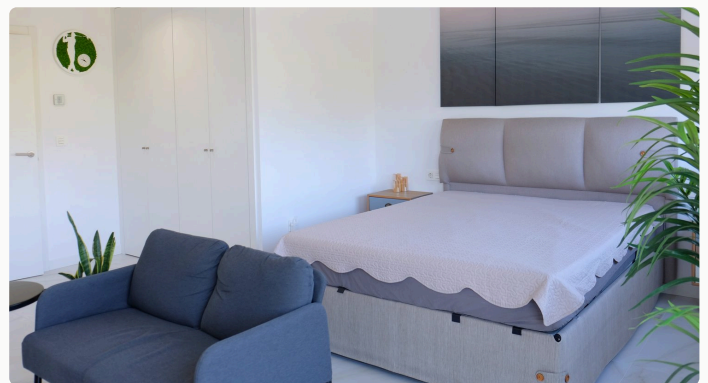
Main bedroom with terrace



Main bedroom overlooking the communal pool



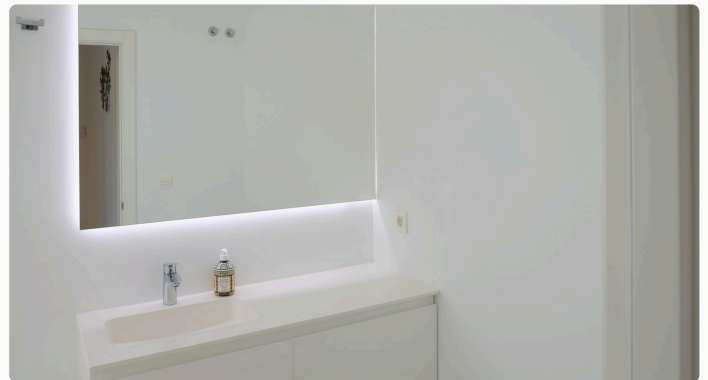
Main en-suite bathroom



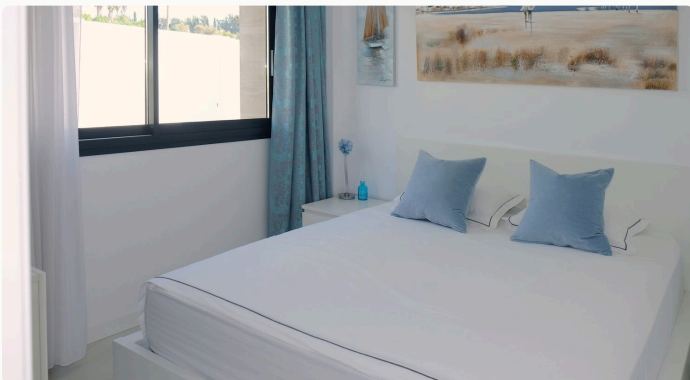
Second bedroom, created by combining two rooms



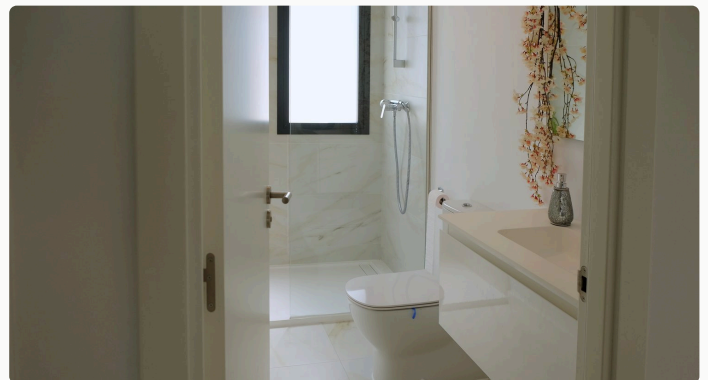
Second bedroom with access to its terrace



Upstairs bathroom



Ground-floor bedroom

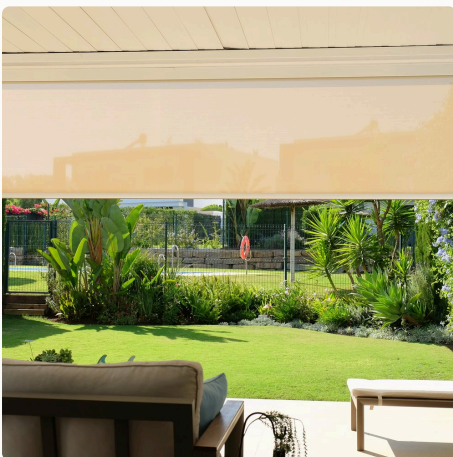


Ground-floor bathroom

Terrace, garden and pool



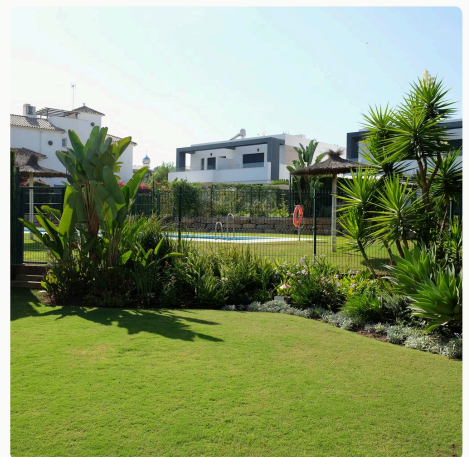
Covered terrace under the bioclimatic pergola



Pergola with side screens



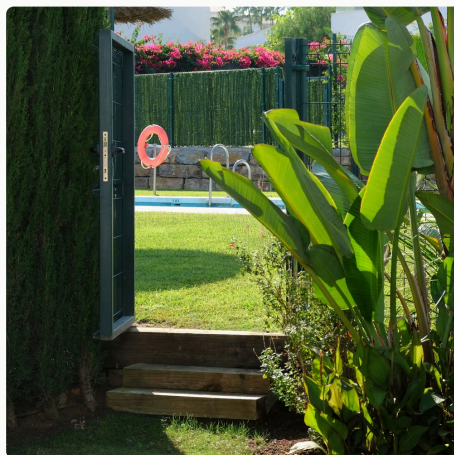
Terrace seating



Private garden



Built-in barbecue



Garden gate to the pool



Communal pool

Details and location

THE PROPERTY

Type	Semi-detached villa over two floors
Community	Oasis 22: gated community of 22 homes, with a pool and landscaped gardens
Bedrooms	3, originally designed as 4: one downstairs, two upstairs (two upstairs rooms combined)
Bathrooms	3, including the main bedroom's en-suite
Built area	147.65 m ²
Plot	289.81 m ²
Terraces	Ground floor 29.40 m ² , covered by the pergola · two terraces upstairs (17.00 m ² registered)
Garden	Private lawned garden, automatic irrigation and built-in barbecue
Parking	Private outdoor parking for two cars within the property
Air conditioning	Ducted heating and cooling, with individual room controls
Kitchen	Fully equipped open-plan kitchen with Neff appliances; all appliances included
Year built	2021, kept in excellent condition
Security	Alarm system, gated community
Energy rating	C for consumption, B for emissions
IBI	€728.74 per year
Waste collection tax	€152.55 per year
Community fee	Approx. €85 per month

Areas as recorded in the Land Registry. All information is provided in good faith and does not form part of any contract.

THE LOCAL AREA

On foot	Unicorn Racket Club Children's playground, 2 min Orthodox church Beach and coastal promenade, about 10 min along the riverside path Bossa Estepona Tikitano and other beach restaurants along the promenade
Under 5 min by car	Hospiten Estepona hospital Atlas American School of Málaga, Selwo Hills (13 min on foot) La Resina Golf
5-10 min by car	Swedish International School Sublim Beach Club Lidl and Mercadona
10-15 min by car	Atalaya, Villa Padierna and El Paraíso golf courses Puerto Banús and Estepona town Marbella



Asociado API nº 02618. Consumer information document available on request (Decreto 218/2005, Junta de Andalucía).

Floor plan

The developer's original plan. Bedrooms 2 and 3 upstairs have been combined into one large bedroom, and the ground-floor office is used as a bedroom. The plan is for guidance only; the areas in the Land Registry take precedence.



SEMI DETACHED

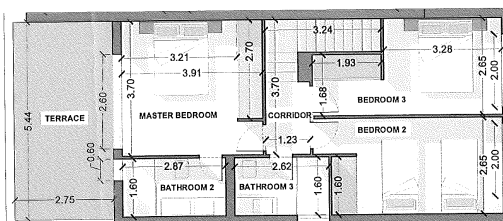
PLOT 289,81m²

GROUND FLOOR

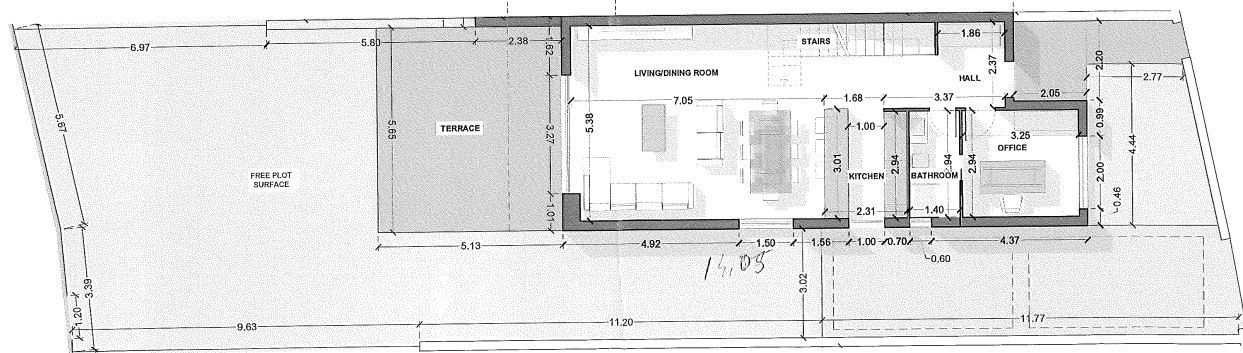
HALL	4,45m ²
LIVING/DINING ROOM	41,85m ²
KITCHEN	6,95m ²
OFFICE	9,60m ²
BATHROOM	4,15m ²
STAIRS	4,90m ²
USEFULL SURFACE	71,90m ²
BUILT SURFACE	80,15m ²
TERRACE	29,00m ²
FREE PLOT SURFACE	118,20m ²

FIRST FLOOR

CORRIDOR	2,55m ²
MASTER BEDROOM	14,50m ²
BEDROOM 2	13,10m ²
BEDROOM 3	12,05m ²
BATHROOM 2	4,60m ²
BATHROOM 3	4,20m ²
USEFULL SURFACE	51,00m ²
BUILT SURFACE	64,35m ²
TERRACE	15,00m ²



FIRST FLOOR



GROUND FLOOR

NOTA: Estos planos son orientativos, pudiendo sufrir modificaciones durante el desarrollo del proyecto, a juicio de la dirección técnica y de los organismos competentes. El mobiliario es figurativo no vinculante.

NOTE: These plans are for guidance only, and may change during the project, according to the technical management. Figurative furniture is not binding.