

## Sales - House - Estepona

**470.000€**



**Ref.-ID: MIBGR5191624**

**Estepona**

**House**

**Community: 2,736 EUR / year**

**IBI: 1,000 EUR / year**

**Rubbish: 148 EUR / year**



**3**



**2.1**



**196 m<sup>2</sup>**

Located within the peaceful surroundings of Azata Golf, Santa Maria villas is an exclusive gated community offering privacy, comfort, and timeless style. The urbanization combines the tranquility of a residential setting with the convenience of nearby amenities — just a 10-minute drive from the centre of Estepona and 5 minutes from supermarkets, restaurants, schools, and pharmacies. This beautifully maintained townhouse blends Andalusian charm with modern elegance, featuring marble floors, a graceful staircase, and refined decorative finishes throughout. The property opens to a bright entrance hall leading to a fully fitted kitchen and dining area overlooking the landscaped gardens. A guest bathroom and direct access to the private garage and basement storage provide extra comfort and practicality. The spacious living room features a fireplace and large patio doors opening onto a sun-drenched terrace with sea and golf views. The terrace is enclosed with glass curtains, creating an additional year-round living area — ideal for relaxing or entertaining. Upstairs are three generous bedrooms, all with fitted wardrobes. The master suite includes an en-suite bathroom and a private balcony, while the other two bedrooms share a modern family bathroom and each enjoy a Juliette balcony. Residents can enjoy two large swimming pools, surrounded by beautifully landscaped gardens. This property also includes a private garage and extra storage, making it an excellent choice as a permanent residence, holiday home, or rental investment.

**Setting**  
 Urbanisation**Orientation**  
 East**Condition**  
 Excellent**Pool**  
 Communal  
 Children's Pool**Climate Control**  
 Air Conditioning  
 Fireplace**Views**  
 Sea  
 Golf  
 Country  
 Panoramic**Features**  
 Covered Terrace  
 Fitted Wardrobes  
 WiFi  
 Utility Room  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 Fiber Optic**Utilities**  
 Electricity  
 Drinkable Water**Furniture**  
 Not Furnished**Kitchen**  
 Partially Fitted**Garden**  
 Communal**Security**  
 Gated Complex  
 Electric Blinds  
 Entry Phone  
 24 Hour Security**Parking**  
 Underground  
 Private**Category**  
 Bargain