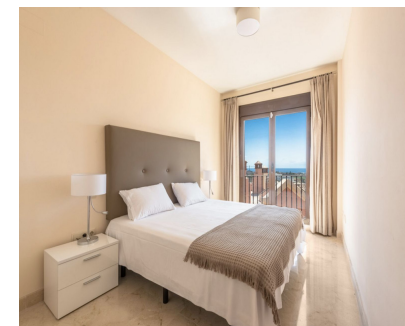
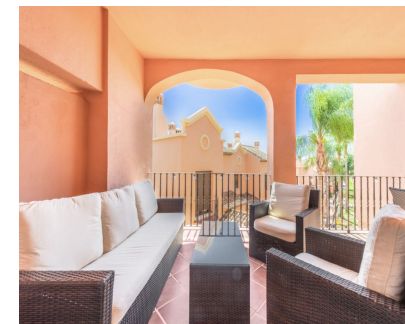


## Sales - House - Estepona

# 495.000€



**Ref.-ID: MIBGR5203942**

**Estepona**

**House**

**Community: 1,680 EUR / year**

**IBI: 816 EUR / year**

**Rubbish: 141 EUR / year**



**3**



**2.5**



**160 m2**

Immaculate Three-Bedroom Townhouse with Sea Views | Estepona This beautifully presented three-bedroom townhouse is located within one of Estepona's most desirable gated communities, and just 22 minutes walk from the beach (1.5km), offering a perfect blend of style, space, and coastal living. Presented in show-home condition, the property is tastefully furnished and finished to an exceptional standard throughout. A striking double-height entrance hall creates an immediate sense of scale, leading to a guest cloakroom, a fully fitted contemporary kitchen, and a bright open-plan living and dining area. Floor-to-ceiling glass doors open to an expansive covered terrace, ideal for year-round relaxation and entertaining while overlooking the manicured gardens and out towards the sea. Upstairs, the home offers three generous double bedrooms and three bathrooms. The principal suite features a private terrace with partial sea views, while an optional internal staircase can provide access to a rooftop terrace of approximately 60m<sup>2</sup>, perfect for enjoying panoramic sea, mountain, and golf vistas. A premium bio-climatic pergola is available for purchase to complete this spectacular rooftop retreat. The lower level includes a spacious private double garage with direct internal access. The community itself is secure, tranquil, and perfectly located, just 1.2 km (a 16-minute walk) from supermarkets and amenities, and 1.5 km (a 22-minute walk) from the beach. A truly exceptional home offering space, elegance, and convenience in one of Estepona's most sought-after residential settings - an absolute must-view property. **\*\*total build size is 210m<sup>2</sup> including communal areas\*\***

**Setting**

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Condition**

- ✓ Excellent

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace
- ✓ U/F/H Bathrooms

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Garden

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ Double Glazing

**Furniture**

- ✓ Fully Furnished
- ✓ Optional

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex

**Parking**

- ✓ Garage

**Utilities**

- ✓ Electricity

**Category**

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury