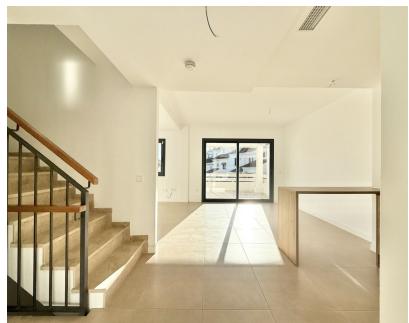


Sales - House - Estepona
565.000€



Ref.-ID: MIBGR5255623

Estepona

Community: 1,284 EUR / year

IBI: 601 EUR / year

Rubbish: 133 EUR / year



3



3



173 m²

House

Newly Built Sunlit & Stylish home in Estepona's sought-after Urbanisation Agra. This spacious townhouse features a contemporary open-plan living and dining area, complemented by a beautifully designed, fully fitted kitchen with a breakfast bar. The property offers three bedrooms, two of which include en-suite bathrooms, plus an additional guest toilet on the main floor. In the basement, you'll find a very large multipurpose room, a utility room, and a storage room, along with private access to *** two underground parking spaces ***. The home also boasts three generous terraces and a balcony, most of which enjoy a convenient south-east orientation, ensuring sunlight throughout the day. Residents benefit from access to a large communal swimming pool, a children's pool, and beautifully landscaped gardens. The location is truly unbeatable, in a quiet residential area with quick access to the N340 and an excellent selection of shops, services, and restaurants within walking distance. Situated in El Paraíso, the home is just a 3-minute drive to Diana Shopping Centre, with Aldi and Mercadona only moments away. Horse riding schools such as Pony Club Villacana are nearby, and Troyanos Tennis Academy is just a 5-minute walk (or 1-minute drive). The stunning Salduna Beach is only 10 minutes by car, 20 minutes by bike, or a pleasant 40-minute walk. The property is also close to some of the best golf courses in the region: Atalaya Golf & Country Club - 3 min El Paraíso Golf - 5 min Villa Padierna Golf Club - 10 min La Resina Golf & Country Club - 11 min Marbella Club Golf Resort - 12 min Real Club de Golf Guadalmina - 14 min San Pedro Golf Course - 16 min ...and many more. Please note: Short-term rentals are currently not permitted by the community but could be approved in the next assembly.

Setting	Orientation	Condition	Pool	Climate Control	Views
✓ Beachside	✓ North	✓ Excellent	✓ Communal	✓ Air Conditioning	✓ Garden
✓ Close To Port	✓ East	✓ New Construction	✓ Children's Pool	✓ Pre Installed A/C	✓ Pool
✓ Close To Shops	✓ South East			✓ Hot A/C	
✓ Close To Sea	✓ South			✓ Cold A/C	
✓ Close To Town					
✓ Close To Schools					
✓ Close To Forest					
✓ Close To Marina					
✓ Urbanisation					
Features	Furniture	Kitchen	Garden	Security	Parking
✓ Covered Terrace	✓ Not Furnished	✓ Fully Fitted	✓ Communal	✓ Gated Complex	✓ Underground
✓ Fitted Wardrobes			✓ Landscaped	✓ Electric Blinds	✓ Garage
✓ Private Terrace			✓ Easy Maintenance	✓ Entry Phone	✓ Covered
✓ Solarium				✓ Alarm System	✓ More Than One
✓ WiFi				✓ 24 Hour Security	✓ Private
✓ Storage Room					✓ EV charge point
✓ Utility Room					
✓ Ensuite Bathroom					
✓ Double Glazing					
✓ Basement					
Utilities	Category				
✓ Electricity	✓ Beachfront				
✓ Drinkable Water	✓ Golf				
✓ Telephone	✓ Holiday Homes				
✓ Gas	✓ Investment				
	✓ Luxury				
	✓ Resale				
	✓ Contemporary				