Sales - House - Estepona

695.000€











Ref.-ID: MIBGR5399815 **Estepona** **House**

Community: 2,844 EUR / year **IBI: 780 EUR / year** **Rubbish: 148 EUR / year** **3** **3** **158 m2**

Corner townhouse in Sunset Golf, a popular and peaceful community in Selwo / La Resina on the New Golden Mile. A well-built and spacious townhouse offering generous indoor and outdoor living areas. The entrance level is located on the upper floor, where the kitchen and one bedroom have been repositioned to create a more open and social layout. This level features a front-facing kitchen in open plan with the living room, one bedroom, and one bathroom. Upstairs, the large private rooftop terrace offers space for a lounge area, dining table, and sun loungers, with panoramic views and sun throughout the day. The lower floor includes an office/TV corner that can easily be converted into an additional bedroom, two bedrooms, two bathrooms, and a private terrace. The basement level features a proper laundry room, a private garage for one car, and practical storage space under the staircase. In addition to the private garage, there is also an extra parking space in the shared garage directly outside the property’s own garage. The community offers concierge services as well as a large saltwater swimming pool area with sun loungers and parasols. Within walking distance is a 9-hole golf course with a restaurant and bar, and nearby there is also a newly built padel club with restaurant facilities. The beach can be reached by a longer walk or a short drive. The area is developing rapidly with several new restaurants, cafés, and amenities, as well as a large international school nearby. A tourist rental license is in place. The property also includes a private elevator between the floors, which is currently disconnected and requires a service agreement to be put back into operation.

Setting
- ✔ Country
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South Facing
- ✔ South West Orientation

Condition
- ✔ Good Condition
- ✔ Recently Refurbished

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Sea Views
- ✔ Golf Views
- ✔ Country Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Near Church
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Multiple Parking Spaces
- ✔ Communal Parking
- ✔ Private Parking

Category
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale