Sales - House - Estepona

850.000€











Ref.-ID: MIBGR5512450 **Estepona** **House**

Community: 1,236 EUR / year **IBI: 40 EUR / year** **Rubbish: 510 EUR / year** **4** **4** **195 m2**

TOWNHOUSE FOR SALE – ESTEPONA TOWN CENTER A renovated townhouse within a gated community is now available for sale. It is located in an established residential area offering excellent transport links and close proximity to amenities. KEY FEATURES The property has a built area of 195 m² and a usable area of 137 m², distributed across 4 bedrooms, 3 full bathrooms, and a guest toilet. It features built-in wardrobes integrated into the layout. Its south-facing orientation ensures excellent natural light throughout the day. Built in 1989, the property is in good general condition. It includes a private, enclosed garage—a highly valuable asset in the current residential market. LOCATION AND SURROUNDINGS The property is situated in a residential area well-served by amenities and infrastructure, just a 10-minute walk from La Rada Beach and Estepona's Old Town, where one can enjoy a wide range of restaurants, shops, and services. Bus stops are located nearby—about a 5-minute walk away—facilitating easy access to public transport. Additionally, the nearest early childhood and primary school is approximately a 3–5 minute walk away, making it particularly convenient for families with children. A pharmacy and a health center are available within a 5-minute walk. A supermarket is located about 3–4 minutes away on foot, and a dental clinic is nearby, approximately a 5-minute walk away. ADDITIONAL INFORMATION This home represents an excellent opportunity for families seeking a property in an established area with immediate access to essential services and public transport. The combination of its usable floor area, number of bedrooms, and proximity to schools makes it an attractive option in the residential market.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Panoramic Views
- ✔ Courtyard Views
- ✔ Urban Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Restaurant On Site
- ✔ Courtesy Bus
- ✔ Fiber Optic

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Gated Complex

Parking
- ✔ Garage
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Telephone

Category
- ✔ Bargain
- ✔ Cheap
- ✔ Distressed
- ✔ Holiday Homes
- ✔ Investment
- ✔ Reduced
- ✔ Resale
- ✔ Contemporary