## Sales - House - Estepona

# 1.600.000€











**Ref.-ID: MIBGR5541469** **Estepona** **House**

**Community: 5,076 EUR / year** **IBI: 1,514 EUR / year** **Rubbish: 165 EUR / year** **6** **5** **443 m2**

Frontline Estepona Port – it doesn't get much better than that. You're in the heart of one of the Costa del Sol's most charming towns, with the Port's restaurants, bars and cafés on your doorstep, the beach right there, and Estepona's pretty old town, with its famous flower-filled streets, an easy stroll away. Golf courses, international schools and Marbella are all within easy reach, and it's a cracking spot for anyone who loves to walk everywhere. And this townhouse is a big one. 443m2 built with 6 bedrooms and 5 bathrooms, plus 44m2 of terraces to enjoy the sea views and the Mediterranean sunshine. The standout feature? An 80m2 guest apartment (included in the built m2) – ideal for visiting family, grown-up children wanting their own space, or friends who fancy a bit of independence. There's a pool to cool off in, beach access and parking, and it's key ready and comes furnished, so you can move straight in. Plenty of room for family, friends and anyone else who fancies a visit! Frontline port property in Estepona is scarce, and a townhouse with this much space is rarer still. It also comes with a tourist licence, so whether you use it as a family home, a holiday base or a rental investment – or a bit of all three – it ticks a lot of boxes. Estepona just keeps growing in popularity, and homes in a position like this hold their appeal. Get in touch to arrange a viewing.

**Setting**
- ✔ Beachside
- ✔ Port
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Marina
- ✔ Urbanisation

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

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

**Views**
- ✔ Sea Views
- ✔ Port Views
- ✔ Panoramic Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Games Room
- ✔ Guest Apartment
- ✔ Guest House
- ✔ Ensuite Bathroom
- ✔ Staff Accommodation
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen
- ✔ Kitchen-Lounge

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone

**Parking**
- ✔ Multiple Parking Spaces
- ✔ Communal Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale