



**Ref.-ID: MIBGR5108179**

**Estepona**

**House**

**Community: 900 EUR / year**

**IBI: 540 EUR / year**



**3**



**1.5**



**109 m2**

Unique opportunity to live or invest on the Costa del Sol. This semi-detached house is located in Nueva Atalaya, one of the most sought-after areas of East Estepona. Its location is unbeatable: just minutes from the sea, close to renowned golf courses, and with easy access to the centre of Estepona and all its amenities. The property features three bedrooms, a full bathroom and a guest toilet, spread across 109 m<sup>2</sup> built (90 m<sup>2</sup> usable). It also offers a sunny 13 m<sup>2</sup> terrace and a private garden — perfect for relaxing, enjoying the great weather, or spending quality time with family outdoors. It also includes a spacious basement, perfect to convert into an additional bedroom, a games room, or a gym. Its excellent location, great potential and generous outdoor spaces make it an ideal option both as a permanent residence and as a solid investment in one of the most promising areas of the Costa del Sol.

**Setting**

- ✓ Close To Sea
- ✓ Close To Town

**Orientation**

- ✓ West

**Condition**

- ✓ Renovation Required

**Views**

- ✓ Garden
- ✓ Street

**Garden**

- ✓ Private

**Parking**

- ✓ Private