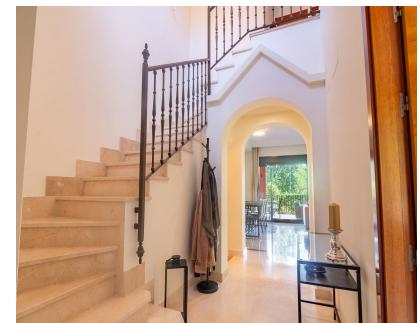




Sales - House - Estepona
470.000€

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Ref.-ID: MIBGR5191624

Estepona

Community: 2,736 EUR / year

IBI: 1,000 EUR / year

Rubbish: 148 EUR / year



3



2.1



196 m²

House

Located within the peaceful surroundings of Azata Golf, Santa Maria villas is an exclusive gated community offering privacy, comfort, and timeless style. The urbanization combines the tranquility of a residential setting with the convenience of nearby amenities — just a 10-minute drive from the centre of Estepona and 5 minutes from supermarkets, restaurants, schools, and pharmacies. This beautifully maintained townhouse blends Andalusian charm with modern elegance, featuring marble floors, a graceful staircase, and refined decorative finishes throughout. The property opens to a bright entrance hall leading to a fully fitted kitchen and dining area overlooking the landscaped gardens. A guest bathroom and direct access to the private garage and basement storage provide extra comfort and practicality. The spacious living room features a fireplace and large patio doors opening onto a sun-drenched terrace with sea and golf views. The terrace is enclosed with glass curtains, creating an additional year-round living area — ideal for relaxing or entertaining. Upstairs are three generous bedrooms, all with fitted wardrobes. The master suite includes an en-suite bathroom and a private balcony, while the other two bedrooms share a modern family bathroom and each enjoy a Juliette balcony. Residents can enjoy two large swimming pools, surrounded by beautifully landscaped gardens. This property also includes a private garage and extra storage, making it an excellent choice as a permanent residence, holiday home, or rental investment.

Setting	Orientation	Condition	Pool	Climate Control	Views
✓ Urbanisation	✓ East	✓ Excellent	✓ Communal ✓ Children's Pool	✓ Air Conditioning ✓ Fireplace	✓ Sea ✓ Golf ✓ Country ✓ Panoramic
Features	Furniture	Kitchen	Garden	Security	Parking
✓ Covered Terrace ✓ Fitted Wardrobes ✓ WiFi ✓ Utility Room ✓ Ensuite Bathroom ✓ Marble Flooring ✓ Double Glazing ✓ Fiber Optic	✓ Not Furnished	✓ Partially Fitted	✓ Communal	✓ Gated Complex ✓ Electric Blinds ✓ Entry Phone ✓ 24 Hour Security	✓ Underground ✓ Private
Utilities	Category				
✓ Electricity ✓ Drinkable Water	✓ Bargain				