

Sales - House - Estepona
795.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es



Ref.-ID: MIBGR5200066

Estepona

House

IBI: 520 EUR / year

Rubbish: 70 EUR / year



4



3



218 m2



118 m2

PREMIUM URBAN LIFESTYLE: Turnkey Townhouse with Central Location, Private Garden, and Energy-Saving Solar Power 4 Bedrooms | 3 Bathrooms | 200m² Built | 218m² Plot | End-of-Row

THE ULTIMATE ESTEPONA HOME: CENTRAL, RENOVATED, AND ENERGY EFFICIENT. Discover a truly rare property in Estepona: a spacious, end-of-row townhouse that perfectly blends a privileged, walkable location with the financial and environmental benefits of modern technology. Forget high utility bills and distant drives—this is the smart, sustainable, urban lifestyle you've been searching for.

KEY HIGHLIGHTS

- *** **ENERGY INDEPENDENCE:** This property offers a crucial competitive advantage: a high-quality 5kW Solar Panel System (12 panels) with Battery Storage. This significant investment allows the home to generate substantial power, virtually eliminating your monthly electricity costs, a rare and valuable asset in a central location. The solar electricity system and 300-Litre Solar Water Heater guarantee huge, long-term savings on utility costs. This is a five-figure investment that is already completed and legalised for the new owner.
- *** **PRIME URBAN WALKABILITY:**
 - 10-Minute Walk to the picturesque Estepona Old Town (Plaza de las Flores).
 - 10-Minute Walk to the Beach and Promenade.
 - 250-300m from essential amenities, including the Health Centre, Schools, and Sports Centre.
 - Located in a quiet, privileged residential area with NO community fees.
- *** **FLAWLESS, THREE-LEVEL DISTRIBUTION**
 - **Ground Floor (Living & Entertainment):** Features entrance, a fully renovated kitchen, a spacious living and dining room with a functional chimney, a guest toilet, and a large storage/laundry room. The living area opens directly to the garden.
 - **First Floor (Sleep & Privacy):** Houses three bedrooms and two bathrooms. This includes the spacious Master Bedroom with a full en-suite bathroom, plus two additional bedrooms sharing a separate, recently renovated bathroom.
 - **Second Floor (Studio & Sun):** A dedicated, large fourth bedroom, currently configured as a private studio/office, which connects directly to the sunny 18m² Roof Terrace (newly floored in 2022), from where you can even see a little bit of the sea as well as the Rock of Gibraltar in the distance.
- *** **PREMIUM OUTDOOR LIVING & TURKEY CONDITION** This three-floor semi-detached house offers space, quality, and complete security:
 - **Private Garden (118m²):** A large, functional outdoor space perfect for entertaining.
 - **Covered BBQ Porch (10m²):** Featuring a dedicated barbecue area and fountain, ideal for al-fresco dining year-round.
 - **Roof Terrace (18m²):** Newly floored (2022) offering an additional sun-drenched private retreat.
 - **Fully Renovated Kitchen:** Modern, stylish, and completely new—eliminating a major renovation hassle and cost.
 - **Foundational Upgrades:** New electrical panel (2020), updated water systems, double glazing throughout most of the house, and reinforced security entrance door.
 - **Parking:** Two private parking spaces on the plot. This property is not just a home — it is a financially astute investment: Zero Community Fees Minimal Running Costs: Property Tax (€475/year) + Rubbish (€150/year) + Near-Zero Electricity Bills. This is a rare opportunity to acquire a renovated, highly energy-efficient, and perfectly located townhome in the thriving Estepona market. Enjoy a smart, low-cost lifestyle from day one. Semi-Detached House, Estepona, Costa del Sol. 4 Bedrooms, 3 Bathrooms, Built 218 m², Terrace 18 m², Garden/Plot 118 m². Setting : Town, Commercial Area, Village, Close To Shops, Close To Schools. Orientation : South. Condition : Excellent. Climate Control : Air Conditioning, Pre Installed A/C, Hot A/C, Cold A/C. Views : Sea, Urban. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Double Glazing, Courtesy Bus, Near Mosque, Near Church, Fiber Optic. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Private. Security : Gated Complex. Parking : Garage, Covered, More Than One, Private. Category : Resale.

- Setting**
- ✓ Town
 - ✓ Commercial Area
 - ✓ Village
 - ✓ Close To Shops
 - ✓ Close To Schools

- Orientation**
- ✓ South

- Condition**
- ✓ Excellent

- Climate Control**
- ✓ Air Conditioning
 - ✓ Pre Installed A/C
 - ✓ Hot A/C
 - ✓ Cold A/C

- Views**
- ✓ Sea
 - ✓ Urban

- Features**
- ✓ Covered Terrace
 - ✓ Fitted Wardrobes
 - ✓ Near Transport
 - ✓ Private Terrace
 - ✓ WiFi
 - ✓ Storage Room
 - ✓ Utility Room
 - ✓ Ensuite Bathroom
 - ✓ Double Glazing
 - ✓ Courtesy Bus
 - ✓ Near Mosque
 - ✓ Near Church
 - ✓ Fiber Optic

- Furniture**
- ✓ Part Furnished

- Kitchen**
- ✓ Fully Fitted

- Garden**
- ✓ Private

- Security**
- ✓ Gated Complex

- Parking**
- ✓ Garage
 - ✓ Covered
 - ✓ More Than One
 - ✓ Private

- Category**
- ✓ Resale