

**Sales - House - Estepona**  
**750.000€**

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



**Ref.-ID: MIBGR5297026**

**Estepona**

**House**

**Community: 2,076 EUR / year IBI: 997 EUR / year**

**Rubbish: 179 EUR / year**



**4**



**3**



**155 m2**



**30 m2**

Exquisitely Reformed Townhouse in Montevideo Hills – Turnkey Luxury Living Fully renovated to an exceptional standard, this four-bedroom, three-bathroom townhouse in Montevideo Hills offers a rare combination of modern design, high-spec finishes, and move-in-ready convenience—an ideal alternative to new-build properties without the wait or uncertainty. The property has undergone a comprehensive refurbishment, including full rewiring to current regulations, new fuse board, energy-efficient ducted air conditioning, and underfloor heating across key living areas and bathrooms. A standout feature is the elegant open-plan kitchen, fitted with premium Bosch appliances, including oven, microwave, induction hob, and dual-temperature wine fridge. The intelligent layout, centred around a peninsula with integrated induction hob, creates a seamless flow between kitchen, dining, and living spaces—perfect for both everyday living and entertaining. High-quality porcelain flooring runs throughout the interior and extends onto the terraces, enhancing the indoor-outdoor lifestyle. The 20m<sup>2</sup> lower terrace with glass curtains offers year-round usability, functioning as both an open terrace in summer and an additional living space in cooler months. The master suite opens onto a private upper terrace with views over the golf course, mountains, and a distance glimpse of the Sea. All bathrooms are fully fitted, maintaining a consistent high-end finish throughout. Practical features include: - Pre-installation for electric vehicle charging (rare in townhouses) - 20m<sup>2</sup> private storage room - Two private parking spaces with direct access to the property Located next to El Campanario Golf & Country Club, the property benefits from close proximity to golf, gym, spa, tennis facilities, beaches, international schools, and a wide range of amenities. Marbella, Puerto Banús, and Estepona are all within easy reach. This is a turnkey, high-spec home ideal for permanent living, a luxury holiday residence, or a strong investment opportunity in a sought-after area.

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|---|--|---|--|---|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Shops</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>  | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ East</li> </ul>   | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Recently Renovated</li> <li>✓ Recently Refurbished</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>  | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ U/F Heating</li> <li>✓ U/F/H Bathrooms</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Golf</li> <li>✓ Panoramic</li> <li>✓ Garden</li> </ul>   |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Paddle Tennis</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Double Glazing</li> <li>✓ Basement</li> <li>✓ Fiber Optic</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> <li>✓ Optional</li> </ul>                                    | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> <li>✓ Kitchen-Lounge</li> </ul>                                    | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Private</li> <li>✓ Easy Maintenance</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> </ul>  | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Covered</li> <li>✓ More Than One</li> <li>✓ Private</li> <li>✓ EV charge point</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>  | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Golf</li> <li>✓ Holiday Homes</li> <li>✓ Resale</li> <li>✓ Contemporary</li> </ul> |   |  |   |   |