

**Sales - House - Estepona**  
**768.000€**

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



**Ref.-ID: MIBGR5339437**

**Estepona**

**House**



**4**



**3**



**200 m2**



**218 m2**

Located in one of the most practical and sought-after areas of Estepona, this corner semi-detached house, ready to move into, redefines the concept of modern urban living. Spacious, bright, and fully updated, it offers something increasingly hard to find: a central location, garden, and parking for two cars, in addition to total independence and extraordinarily low maintenance costs thanks to its advanced solar energy system. With 200 m² built on a 218 m² plot, the property is comfortably distributed over three levels, designed to accommodate both family life and remote work or leisure. The ground floor is designed for daily and social living: a fully renovated kitchen with quality cabinetry and soft-close fittings, a large living-dining room with fireplace and air conditioning, a guest toilet, and a practical storage/laundry area. The exterior is another of its great attractions: a private 118 m² garden with a relaxing water feature, a covered porch with barbecue—an ideal space for outdoor gatherings. The first floor is dedicated to rest areas, with three bedrooms and two bathrooms. The master bedroom features an en-suite bathroom, while the shared family bathroom has been recently renovated, maintaining a modern and functional aesthetic. The upper floor offers a versatile space: a spacious fourth bedroom, currently used as a study or office, which opens onto an 18 m² solarium terrace, renovated in 2022. From here, you can enjoy unobstructed views, with even a glimpse of the sea and the Rock of Gibraltar on clear days. All this comes with no community fees and key improvements already made, such as a new electrical panel, updated water systems, double glazing, and a security door. One of its main distinguishing features is its 5 kW photovoltaic system with battery, along with a 300-liter solar water heater—an investment already made and legalized, allowing for a drastic reduction—practically eliminating—monthly electricity expenses. This is a real and tangible saving from day one, especially valuable in a central property where such solutions are uncommon. The house also offers two parking spaces within the plot, something rare in this location. Just a 10-minute walk from the old town, the beach, and the promenade, and surrounded by schools, a health center, sports facilities, and essential services, this property represents an exceptional opportunity for those seeking to live in the center without sacrificing space, efficiency, and tranquility. A home designed to be enjoyed from day one, with a smart vision for the future and for savings.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachside</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li><li>✓ Good</li></ul>      | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Fireplace</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Garden</li><li>✓ Urban</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Storage Room</li><li>✓ Marble Flooring</li><li>✓ Barbeque</li><li>✓ Double Glazing</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Partially Fitted</li></ul> |
| <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>                                                                                                       | <b>Parking</b> <ul style="list-style-type: none"><li>✓ More Than One</li><li>✓ Private</li></ul> | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Solar water heating</li></ul>                        |                                                                                                     |                                                                                                                                                                                                                                                              |                                                                                   |