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**Sales - House - Estepona**

**1.600.000€**

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**Ref.-ID: MIBGR5392306** **Estepona** **House**

**7** **4** **451 m2** **112 m2**

Located in the heart of Estepona's center, this townhouse offers a perfect blend of comfort and accessibility. With a built area of 451.9 m² on a 112 m² plot, this property stands out for its proximity to local amenities such as shops, restaurants, and the beach. The house features a private garage and an elevator that connects all floors, facilitating access to every corner of the home. The house is accessed through an impressive entrance where stairs and an elevator invite you to the first floor, where there is a spacious living-dining room that includes a cozy fireplace, ideal for family gatherings. The kitchen is equipped with an adjacent laundry room, providing a functional space for daily tasks. Additionally, this floor has a toilet and a 12 m² patio, perfect for enjoying an outdoor coffee. The second floor houses five bedrooms and three bathrooms, offering generous space for the whole family. Each room is designed to maximize comfort and privacy, ensuring a tranquil and relaxing environment. On the third floor, there is a rooftop that includes a games room and an office, ideal for entertainment and working from home. The 43 m² solarium terrace is a standout space, with a barbecue area and a private 14 m² pool, perfect for enjoying the Mediterranean climate. The property also has a private garage and storage room of more than 80m² on the ground floor. Located near the Estepona Orchidarium, this house has direct access to the old town and the vast gastronomic and entertainment offerings that the center provides, as well as the beach and promenade, which are a 5-minute walk away.

**Setting**
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Fireplace

**Views**
- ✔ Urban Views

**Features**
- ✔ Lift
- ✔ Near Transport
- ✔ Solarium
- ✔ Games Room
- ✔ Storage Room
- ✔ Barbeque

**Parking**
- ✔ Multiple Parking Spaces
- ✔ Private Parking