

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

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**Ref.-ID: MIBGR5406334**

**Estepona**

**House**

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

**Rubbish: 179 EUR / year**



**4**



**3**



**155 m2**



**30 m2**

Located in the sought-after Montevideo Hills community, in the heart of the Golden Triangle between Estepona, Benahavís and Marbella, this beautifully renovated four-bedroom, three-bathroom townhouse offers contemporary luxury, exceptional comfort and complete move-in readiness. Renovated to an outstanding standard, the property combines elegant design with high-spec upgrades, including fully updated electrics, new ducted hot and cold air conditioning, underfloor heating in key living areas and bathrooms, and premium porcelain flooring throughout. The open-plan living space centres around a stylish contemporary kitchen featuring sleek cabinetry, a peninsula layout and premium Bosch appliances, including an induction hob, oven, microwave and dual-temperature wine fridge. The seamless flow between kitchen, dining and lounge areas creates an ideal setting for both everyday living and entertaining. Large terraces enhance the Mediterranean lifestyle. The master suite opens onto a spacious upper terrace with golf, mountain and partial sea views, while the 20m<sup>2</sup> lower terrace is enclosed with elegant glass curtains, creating a versatile year-round space for dining, relaxing or entertaining. Additional bedrooms are generously sized and served by two further modern bathrooms finished to the same high standard. Practical features include two private parking spaces, a 20m<sup>2</sup> private storeroom, a private staircase from the parking area directly to the property, and pre-installation for electric vehicle charging. Situated next to El Campanario Golf & Country Club, residents enjoy easy access to golf, tennis, spa and leisure facilities, while beaches, international schools, supermarkets and restaurants are all within minutes. Puerto Banús, Marbella, Estepona and Benahavís are conveniently close. Key Features -Fully renovated four-bedroom townhouse - Three modern bathrooms - Prestigious Montevideo Hills community - Next to El Campanario Golf & Country Club - Open-plan kitchen with premium Bosch appliances - Bosch dual-temperature wine fridge - Ducted hot and cold air conditioning - Underfloor heating in key living areas and bathrooms - Premium porcelain flooring throughout - 20m<sup>2</sup> terrace with glass curtains - Golf, mountain and partial sea views - Two private parking spaces with direct access to property - 20m<sup>2</sup> private storage room - Pre-installation for EV charging - Turnkey condition - Two communal swimming pools & padel tennis court Offering the quality and feel of a new-build home in an established residential setting, this exceptional property is ideal as a permanent residence, holiday home or investment opportunity on the New Golden Mile. For further information, floor plans, a video tour or a private viewing, please contact Dalvini Real Estate.

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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> |   |  |   |   |