



Ref.-ID: MIBGR5427250

Estepona

House

Community: 2,856 EUR / year

IBI: 1,104 EUR / year



4



4



178 m<sup>2</sup>



82 m<sup>2</sup>

Modern townhouse just 50m from Guadalobón Beach in Estepona, built in 2021 in an exclusive gated boutique development of only 6 homes. Offering 4 bedrooms and 4 bathrooms, the home is spread over 3 levels plus a rooftop terrace with a private jacuzzi, gym equipment and sea views. With 178 m<sup>2</sup> of built interior space and 143 m<sup>2</sup> of terraces, including the rooftop terrace, the main garden, a terrace off the master bedroom and a patio, there's plenty of outdoor living space to enjoy. The home is west-facing, while the rooftop terrace enjoys sunshine throughout the day. Additional features include a two-car underground garage with direct access to the house and a large storage/utility room. Residents also have access to a communal swimming pool, all in a peaceful location with excellent access to the motorway, within walking distance of the beach and the port, and just a 5-minute drive from Estepona town centre and several golf courses. Perfect as a permanent residence, holiday home or investment property. The property comes with a valid rental licence, and short-term rentals are permitted by the community, making it an excellent investment opportunity with strong rental returns.

**Setting**

- ✓ Beachfront
- ✓ Beachside
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Marina
- ✓ Close To Marina
- ✓ Front Line Beach Complex

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Gym
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Jacuzzi
- ✓ Double Glazing

**Category**

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Investment

**Orientation**

- ✓ West

**Furniture**

- ✓ Optional

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Views**

- ✓ Sea
- ✓ Mountain

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private