

**Sales - House - Estepona**  
**375.000€**

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**Ref.-ID: MIBGR5438839**

**Estepona**

**House**



**3**



**3**



**116 m2**

Modern Townhouse with Private Patio and Swimming Pool in an Exclusive Gated Community – Estepona Discover this beautiful townhouse located in a peaceful and exclusive gated community in Estepona, designed to offer the perfect combination of comfort, functionality and Mediterranean living. Surrounded by beautifully maintained gardens and communal swimming pools, this property is ideal as a permanent residence, holiday home or investment, while enjoying easy access to Estepona's beaches, golf courses, schools, shops, restaurants and all essential amenities. The property offers 116 m² of built area distributed over two floors and benefits from a desirable south-facing orientation, providing abundant natural light throughout the day. The ground floor features a spacious open-plan living and dining area with a fully integrated kitchen, creating a bright, modern and welcoming space ideal for both everyday living and entertaining. From the living room, there is direct access to a fantastic 20 m² private patio, perfect for outdoor dining, barbecues or simply relaxing while enjoying the Costa del Sol's exceptional climate. A convenient guest toilet is also located on this level. Upstairs, the sleeping area comprises three generously sized bedrooms and two full bathrooms. The master bedroom benefits from its own en-suite bathroom, while the remaining two bedrooms share a second bathroom, offering a practical layout for families and guests. The property is presented in excellent condition and is ready to move into. Additional features include air conditioning, fitted wardrobes, a terrace, balcony, a private outdoor parking space included in the price, and adapted external access for people with reduced mobility. Residents enjoy the privacy and security of a well-maintained gated community with beautifully landscaped communal gardens and a large swimming pool, creating a peaceful and family-friendly environment throughout the year. With its modern layout, generous outdoor space, excellent orientation and highly desirable location, this townhouse represents an outstanding opportunity for anyone looking to enjoy the Costa del Sol lifestyle or invest in one of Estepona's fastest-growing residential areas.

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|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachside</li><li>✓ Close To Town</li><li>✓ Urbanisation</li></ul>              | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul>                    | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>  | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>   | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Garden</li><li>✓ Pool</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Private Terrace</li><li>✓ Ensuite Bathroom</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul>            | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li></ul>           | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Garage</li></ul>              |
| <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li><li>✓ Telephone</li></ul>           | <b>Category</b> <ul style="list-style-type: none"><li>✓ Investment</li><li>✓ Luxury</li></ul> |                                                                               |                                                                          |                                                                                           |                                                                                      |