MIBGROUP.ES

**Sales - House - Estepona**

**465.000€**

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











**Ref.-ID: MIBGR5521105** **Estepona** **House**

**Community: 2,580 EUR / year** **IBI: 850 EUR / year** **3** **3** **138 m2**

Exclusive Townhouse in Estepona Golf Imagine waking up in the morning, opening your windows, and letting the warm Spanish sunlight flood your home. The fresh air, the proximity to the sea, and the tranquility of one of the most sought-after locations on the Costa del Sol – this is exactly the lifestyle that awaits you in this exceptional townhouse between Gibraltar and Marbella. Just a few minutes separate you from the beautiful sandy beaches of Bahía Dorada. At the same time, you can quickly reach the prestigious marinas of Estepona, La Duquesa, Sotogrande, and Puerto Banús – destinations synonymous with luxury, vibrancy, and the Mediterranean way of life. Here, you are not just investing in a property, but in a lifestyle that many aspire to, yet only a few truly attain. The surrounding area offers a unique blend of nature, elegance, and quality of life. Renowned golf courses with breathtaking views of the sea and mountains – particularly the nearby 18-hole course overlooking the Sierra Bermeja – make every day feel extraordinary. Fine dining restaurants, stylish beach clubs, and a wide range of leisure activities further enhance the exclusivity of this location. The townhouse itself is a place where design and living come together in perfect harmony. Clean architectural lines, modern aesthetics, and warm materials create an atmosphere that immediately captivates. Large glass fronts invite natural light into every corner, seamlessly blending indoor and outdoor living – a feeling you don’t just see, but truly experience. Spread over two levels, the thoughtfully designed layout offers both spaciousness and comfort. The open-plan living and dining area on the ground floor flows effortlessly onto the terrace – an ideal setting for long evenings, relaxation, and enjoying the Mediterranean lifestyle to the fullest. The elegant open kitchen becomes the heart of the home, combining functionality with high-end, contemporary design. Upstairs, your private retreat awaits. The master bedroom with en-suite bathroom offers peace, privacy, and comfort, while two additional bedrooms provide space for family, guests, or flexible use. Every part of the home has been designed not only to be functional, but to create a true sense of belonging. The beautifully maintained communal gardens and inviting swimming pool perfectly complement this property. You benefit from the advantages of a high-quality residential community while still enjoying a high level of privacy – a combination that is particularly desirable in this location. With the beach just 3 km away, Marbella approximately 20 minutes away, and excellent connections to Málaga and Gibraltar airports, this townhouse offers both tranquility and accessibility. This balance is exactly what makes properties in this area so stable in value and highly sought-after. Conclusion – A Rare Opportunity Properties like this are rare. This townhouse combines location, quality, and lifestyle in a way that appeals equally to homeowners and investors. Whether as a stylish primary residence, an exclusive holiday retreat, or a solid long-term investment, this is your opportunity to secure a place in one of Europe’s most desirable regions.

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

**Orientation**
- ✔ South West Orientation
- ✔ West Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ WiFi
- ✔ Double Glazing

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ 24 Hour Security

**Parking**
- ✔ Communal Parking