Sales - House - Estepona

3.250.000€

Estepona **House**

Community: 14,016 EUR / year **IBI: 2,091 EUR / year** **Rubbish: 204 EUR / year**

3 **4** **364 m2** **106 m2**

Prime Beachfront Luxury Townhouse in The Island, Estepona 3 En-suite Bedrooms | 364 m² Built | 108 m² Terrace | 106 m² Private Garden Experience the pinnacle of coastal living in The Island, an exclusive beachfront development in Estepona with direct access to the Mediterranean Sea. Positioned as one of the finest units within the complex, this contemporary residence seamlessly blends cutting-edge architecture with unmatched privacy and elegance. Crafted by prestigious architects, this spacious townhouse is designed to maximize natural light and indoor-outdoor living: • Open-Plan Living: Expansive living and dining area flowing into a state-of-the-art, fully fitted designer kitchen. • Private Suites: 3 generously sized bedrooms, each featuring a luxury en-suite bathroom. • Outdoor Oasis: Boasts 108 m² of sun-drenched terraces, a 106 m² private landscaped garden, and a rooftop solarium complete with a private Jacuzzi. • Convenience: Includes secure underground private parking. Complex & Location Residents enjoy 24-hour gated security alongside five-star resort amenities: • Lush manicured gardens, outdoor infinity pools, and a heated indoor pool. • Luxury wellness center featuring a full SPA and modern gymnasium. • Ideally located just minutes from Estepona's charming Old Town, world-class golf courses, Puerto Banús, and Marbella. Key Features: • Setting: Frontline Beach Complex • Built Size: 364 m² | Terrace: 108 m² | Private Garden: 106 m² • Layout: 3 Bedrooms, 3 En-suite Bathrooms • Highlights: Contemporary architecture, private Jacuzzi, private parking, 24h security, SPA, indoor/outdoor pools.

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Domotics
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

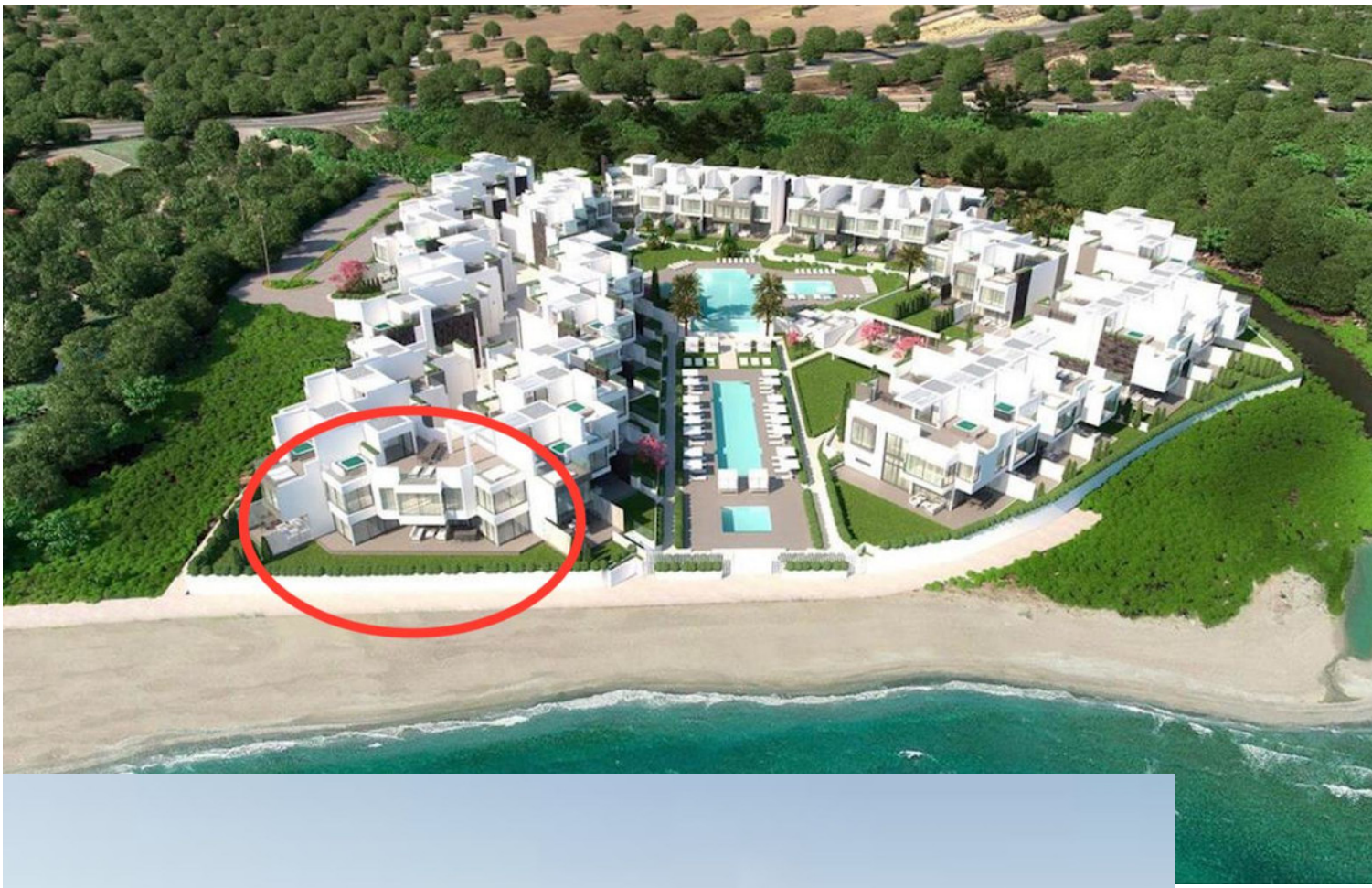
Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

Category
- ✔ Beachfront
- ✔ Contemporary




































THE
ISLAND















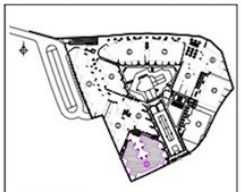






PLANTAS PRIMERA Y SOLARIUM 2/2

THE ISLAND
EXCLUSIVE RESIDENTIAL
BY OSIM



SITUACION GENERAL



SITUACION POR BLOQUE

SUPERFICIES CONSTRUIDAS

VIVIENDA	PORCHES	TOTAL		JARDIN PRIVADO
343.66 m2	23.68 m2	384.26 m2		106.30 m2

SUPERFICIES UTILES

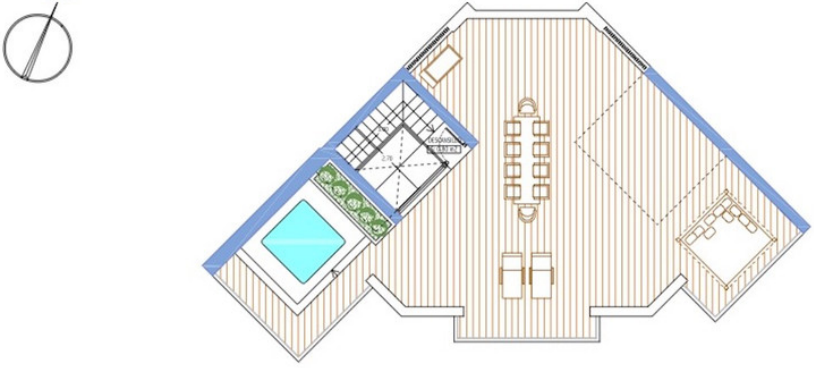
VIVIENDA	PORCHES	TERRAZA	SOLARIUM	TOTAL
279.00 m2	23.68 m2	41.58 m2	93.70 m2	437.95 m2

SUPERFICIE UTIL SEGUN DECRETO BOJA 218/2005

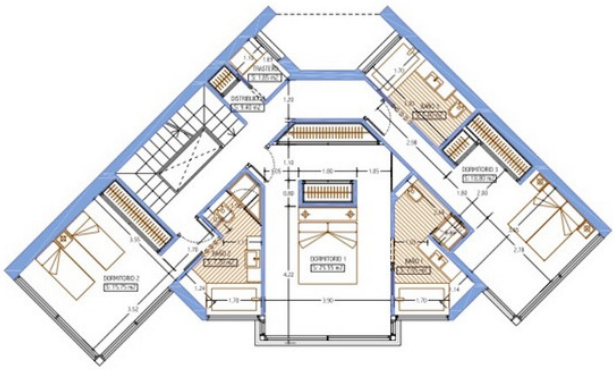
VIVIENDA	SEGUN DECRETO
279.00 m2	306.90 m2

- LA URBANIZACION CUENTA CON UNAS ZONAS COMUNES EN PLANTA SOTANO DE 3708.75 M2.

-EL PRESENTE DOCUMENTO ES DE CARACTER INFORMATIVO Y PODRA EXPERIMENTAR VARIACIONES POR EXIGENCIAS TÉCNICAS DEL PROYECTO.
-TODO EL MOBILIARIO, INCLUIDO EL DE LA COCINA ES MERAMENTE INFORMATIVO. LOS GIROS DE LAS PUERTAS Y LA DISTRIBUCION DE APARATOS SANITARIOS NO SON VINCULANTES.
-LAS SUPERFICIES EXPRESADAS SON APROXIMADAS, PUDIENDO EXPERIMENTAR MODIFICACIONES POR RAZONES DE INDOLE TÉCNICA EN EL DESARROLLO DE LA EJECUCIÓN DE LAS OBRAS.
-LAS SUPERFICIES INDICADAS A CONTINUACIÓN ESTÁN CALCULADAS CONFORME AL DECRETO 218/2005 DE INFORMACIÓN AL CONSUMIDOR EN LA COMPRAVENTA Y ARRENDAMIENTO DE VIVIENDAS DE ANDALUCÍA.



PLANTA SOLARIUM

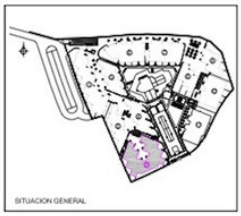


PLANTA PRIMERA

ESCALA GRAFICA
0 1 5

BLOQUE 3 - VIVIENDA 15
PLANTA SOTANO Y BAJA
1/2

THE ISLAND
EXCLUSIVE RESIDENTIAL
BY OSIM



SITUACION GENERAL



SITUACION POR BLOQUE

SUPERFICIES CONSTRUIDAS

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SUPERFICIES UTILES

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SUPERFICIE UTIL SEGUN DECRETO BOJA 218/2005

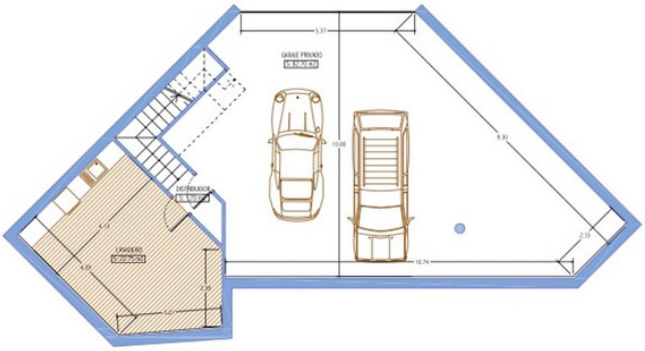
VIVIENDA	SEGUN DECRETO
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PLANTA BAJA



PLANTA SOTANO

ESCALA GRAFICA
0 1 5