

## Sales - House - Estepona

# 1.163.000€

Estepona

House



5



4



340 m2

This property is one of the most sought-after residential areas in Estepona, where tranquility blends with the convenience of having all amenities just a short walk away. Nearby you will find supermarkets such as Mercadona, Aldi, and Carrefour, as well as pharmacies, cafés, and gyms. La Rada beach, with its lively promenade, is only a few minutes' walk - approximately 350 to 500 meters. By car, Estepona town center is just 5-10 minutes away, Puerto Banús around 18 minutes, and Marbella 20-25 minutes, offering the perfect balance between relaxation and social life. The area is also ideal for families, as several renowned schools are close by: the public schools Juan XXIII and Simón Fernández, the prestigious private bilingual Colegio San José, as well as international options like Laude San Pedro International College. This variety ensures a complete and high-quality educational offer just minutes from home. Upon entering the property, the first impression is the spaciousness and brightness of its interiors. The living-dining area becomes the heart of the home thanks to its open and welcoming atmosphere. The house features a private elevator that conveniently connects all floors. In the night area, you will find generously sized bedrooms with built-in wardrobes and access to private terraces. The bathrooms are functional, and a walk-in closet adds an extra touch of comfort. Underfloor heating ensures warmth during the winter, while air conditioning throughout the house maintains the perfect temperature year-round. On the top floor, there is a versatile space complemented by a large solarium terrace, with pre-installation for a rooftop pool - perfect for creating a private outdoor oasis. In addition, the property is equipped with solar panels for hot water, a feature that enhances sustainability and energy efficiency. A practical storage room completes this level. The house also includes a garage for two cars, providing additional comfort and security. In short, this property combines a privileged location close to the beach, schools, and amenities, with high-end features: elevator, underfloor heating, air conditioning, double garage, solar panels, and the possibility of a private rooftop pool. A unique home to fully enjoy life on the Costa del Sol.

### Setting

- ✓ Town
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Schools

### Views

- ✓ Mountain

### Security

- ✓ Alarm System

### Orientation

- ✓ South East

### Features

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Solarium
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility

### Parking

- ✓ Garage

### Condition

- ✓ Good

### Furniture

- ✓ Optional

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Solar water heating

### Climate Control

- ✓ Air Conditioning
- ✓ U/F Heating

### Kitchen

- ✓ Fully Fitted





































































