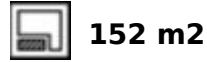


## Sales - House - Estepona

# 610.000€

Estepona

House



EXCLUSIVE SEMI-DETACHED HOUSE IN BAHÍA DORADA (WEST ESTEPONA) WITH PANORAMIC SEA VIEWS. Located in one of the most desirable regions of the Costa del Sol, this contemporary semi-detached residence is part of a prestigious project comprising only three homes, two of which are semi-detached. Due to its elevated location, it provides breathtaking sea views just 500 meters from the beach. The property is situated 1.5 km from Estepona Golf, a mere 5 minutes from Estepona Marina, and 10 minutes from Puerto de la Duquesa. Spread across two floors facing southeast, it is distinguished by its ample natural light and sophisticated design, featuring high-quality materials throughout. The kitchen is fully equipped with top-of-the-line appliances, and the property boasts an aerothermal water system along with premium porcelain tiles, ensuring both efficiency and comfort. Additionally, it includes a spacious terrace and a private garden, creating an ideal environment for enjoying unforgettable moments with family and friends.

#### Setting

✓ Close To Sea

#### Climate Control

✓ Air Conditioning

#### Garden

✓ Communal

✓ Private

#### Orientation

✓ South East

#### Views

✓ Sea

#### Parking

✓ Street

✓ Private

#### Condition

✓ New Construction

#### Features

✓ Private Terrace

✓ Double Glazing

#### Category

✓ Holiday Homes

#### Pool

✓ Communal

#### Kitchen

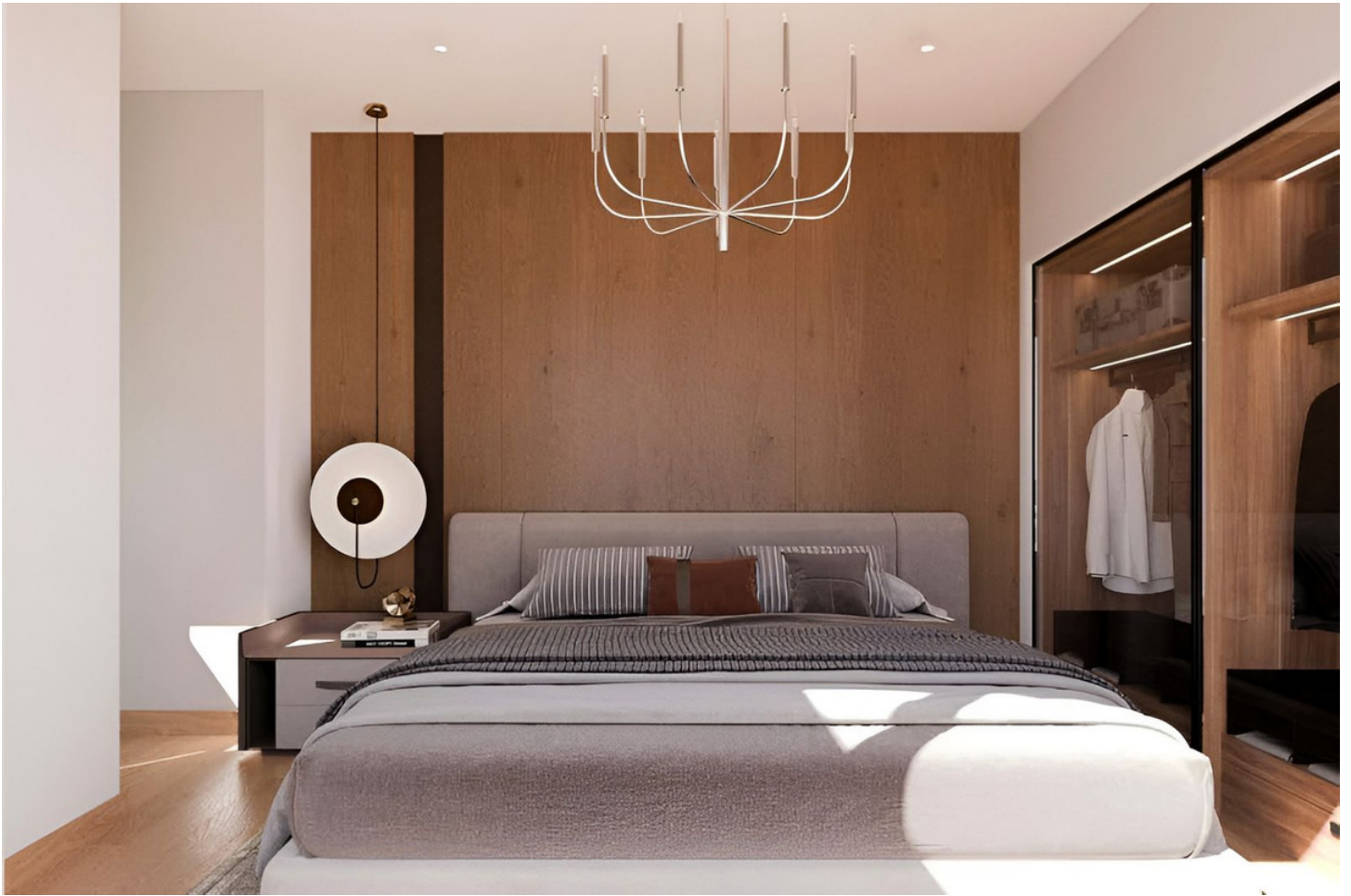
✓ Fully Fitted



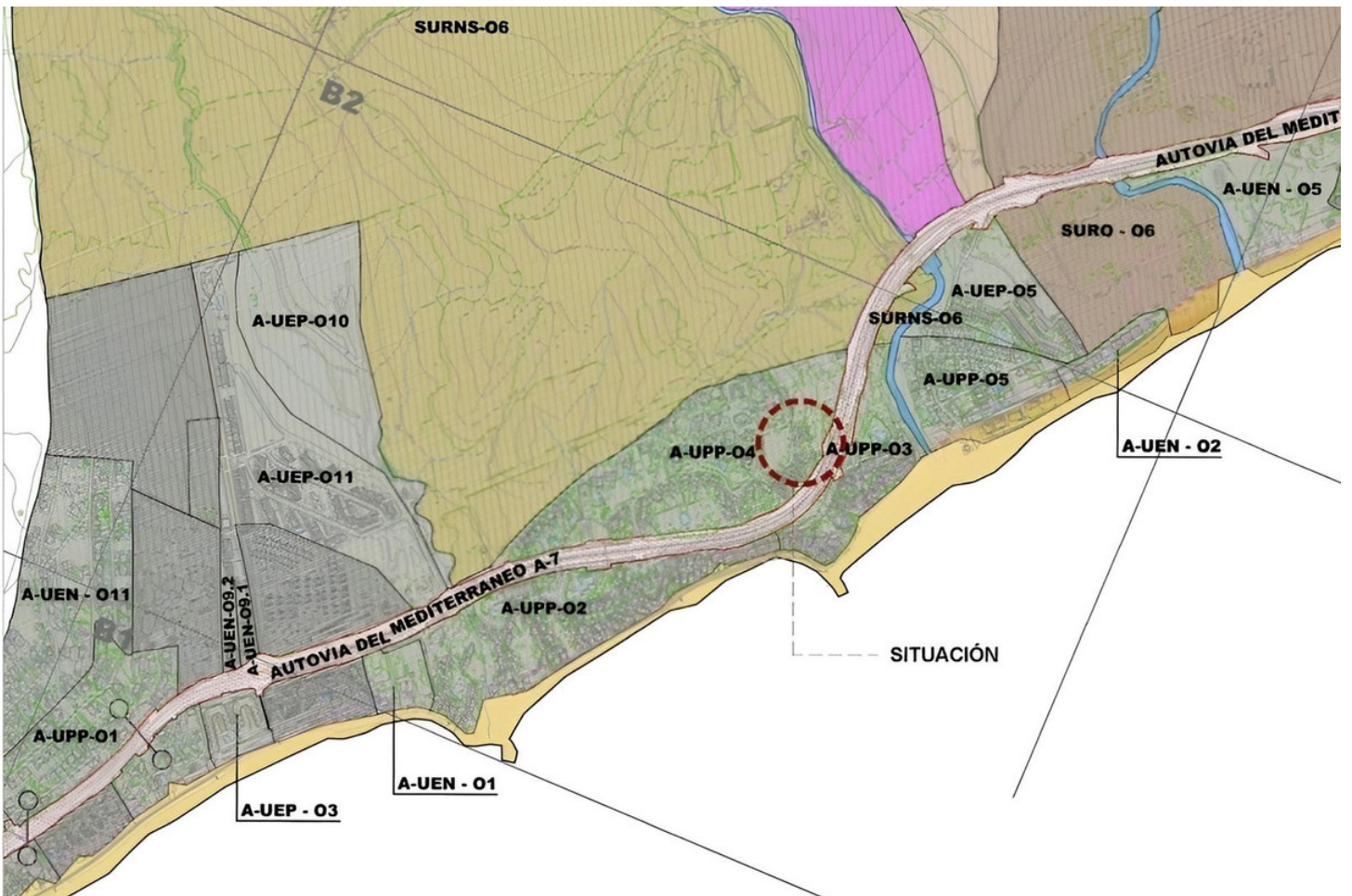


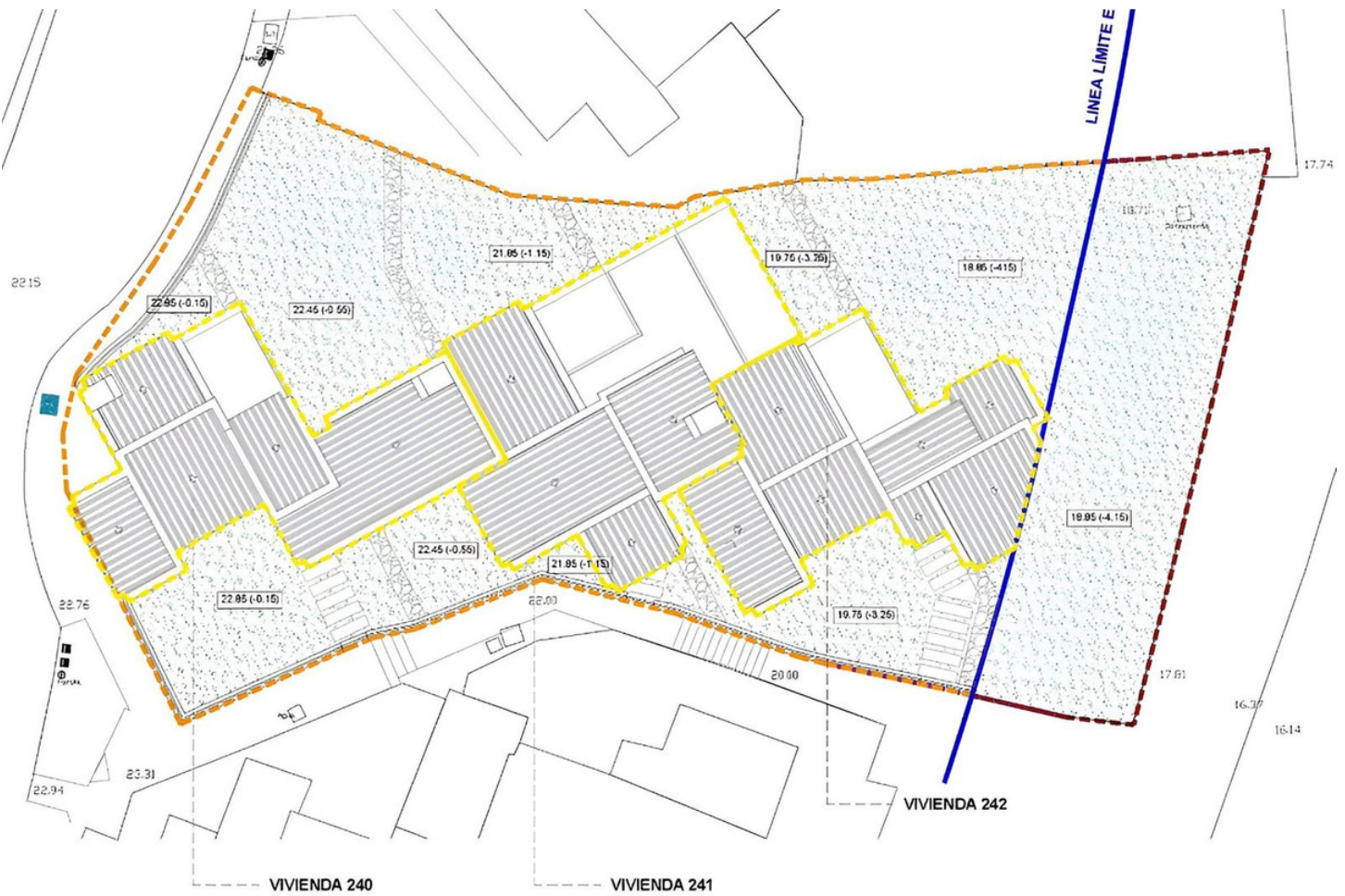




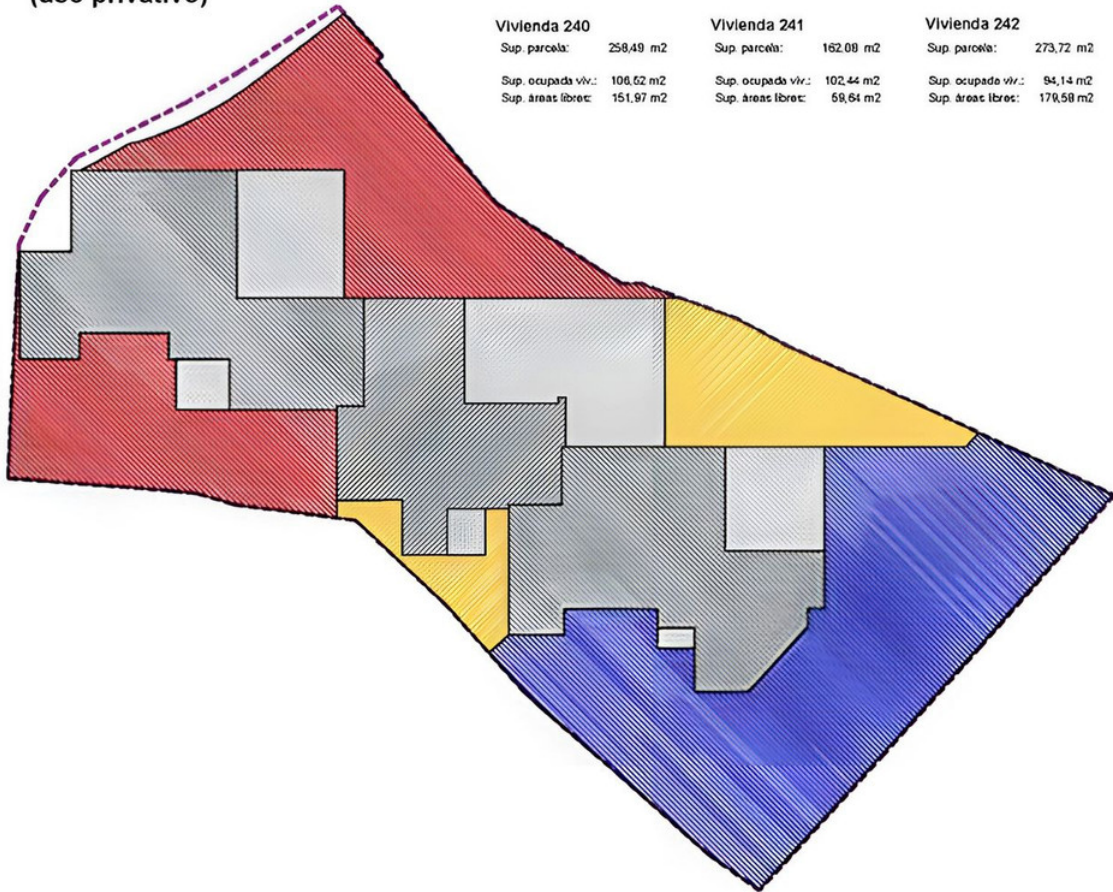








## Parcelación propuesta (uso privativo)



Planta Baja



### Vivienda 240

#### Planta Baja

1 Hall	2,21 m <sup>2</sup>
2 Trastero	1,71 m <sup>2</sup>
3 Escalera	2,93 m <sup>2</sup>
4 Comedor	8,64 m <sup>2</sup>
5 Cocina	5,80 m <sup>2</sup>
6 Salón	24,28 m <sup>2</sup>
7 Distribuidor	1,20 m <sup>2</sup>
8 Dormitorio 1	13,33 m <sup>2</sup>
9 Baño 1	4,32 m <sup>2</sup>
<b>Total sup. útil cerrada</b>	<b>64,42 m<sup>2</sup></b>

10 Porche	3,75 m <sup>2</sup>
11 Terraza 1	22,74 m <sup>2</sup>
<b>Total sup. útil abierta</b>	<b>26,49 m<sup>2</sup></b>

Total sup. construida 83,79 m<sup>2</sup>

#### Planta Primera

12 Escalera	4,16 m <sup>2</sup>
13 Distribuidor	1,25 m <sup>2</sup>
14 Dormitorio 2	14,21 m <sup>2</sup>
15 Baño 2	6,77 m <sup>2</sup>
<b>Total sup. útil cerrada</b>	<b>26,39 m<sup>2</sup></b>

16 Terraza 2	8,41 m <sup>2</sup>
<b>Total sup. útil abierta</b>	<b>8,41 m<sup>2</sup></b>

Total sup. construida 35,66 m<sup>2</sup>

#### Total vivienda

<b>Total sup. útil cerrada</b>	<b>90,81 m<sup>2</sup></b>
<b>Total sup. útil abierta</b>	<b>34,90 m<sup>2</sup></b>
<b>Total sup. construida</b>	<b>119,45 m<sup>2</sup></b>

Planta Primera

