Sales - House - Estepona

620.000€

Estepona **House**

Community: 3,444 EUR / year **IBI: 813 EUR / year** **Rubbish: 141 EUR / year**

 **4**  **2.5**  **171 m2**

Exceptional Contemporary Family Home with Expansive Basement and Double Garage in Le Mirage, Cancelada. Situated within the highly sought-after community of Le Mirage in Cancelada, this beautifully presented four-bedroom contemporary townhouse offers an exceptional combination of space, style and versatility. Immaculately maintained throughout, the property provides generous accommodation across multiple levels, complemented by a substantial basement, extensive private garage and excellent outdoor living. The ground floor has been thoughtfully designed for modern living, featuring a bright open-plan kitchen, dining and living area. The sleek contemporary kitchen is fitted with quality integrated appliances, generous worktop space and a large breakfast island, while the impressive double-height ceiling creates a wonderful sense of light and space. Large sliding doors open directly onto the private terrace, seamlessly blending indoor and outdoor living. Also on this level is a spacious double bedroom, ideal for guests, multi-generational living or as a home office, together with a stylish guest cloakroom. Upstairs, the remaining three bedrooms are all generous doubles with fitted wardrobes and excellent natural light. The principal suite benefits from an elegant en-suite bathroom, while the additional bedrooms are served by a contemporary family bathroom. A standout feature of the home is the exceptionally versatile lower level. Currently used for storage and hobbies, this substantial space offers endless possibilities, whether as a home cinema, gym, games room, office or additional family lounge. A further guest cloakroom adds to its practicality. The property enjoys a west-facing entrance and an east-facing private rear terrace, creating the perfect setting to enjoy morning sunshine while providing a cooler outdoor retreat during the warmer summer months. The extensive private garage comfortably accommodates multiple vehicles while also offering exceptional workshop and storage space. Beautifully maintained, the home further benefits from hot and cold air conditioning, double glazing, fitted wardrobes throughout and an abundance of storage. Residents enjoy beautifully landscaped communal gardens and swimming pools, while those wishing to enhance their lifestyle further can take advantage of their exclusive Club House, home to a contemporary restaurant, fully equipped gym, luxurious spa and sauna. The development also features an outdoor swimming pool, open from April through to October and supervised by a lifeguard during the operating season, providing a safe and enjoyable environment for residents of all ages. Perfectly positioned on the New Golden Mile, Le Mirage is within walking distance of Cancelada village and just minutes from beautiful beaches, renowned golf courses, international schools, supermarkets and an excellent selection of restaurants. Estepona, Puerto Banús and Marbella are all within easy reach, making this an outstanding choice for both permanent living and holiday enjoyment. Offering contemporary design, generous proportions and an enviable location, this is an exceptional opportunity to acquire one of Le Mirage’s finest family homes.

Setting
- Village
- Close To Shops
- Close To Sea
- Close To Schools
- Urbanisation

Orientation
- East Facing
- West Facing

Condition
- Excellent Condition

Pool
- Communal Pool
- Indoor Pool
- Childrens Pool

Climate Control
- Air Conditioning
- Hot A/C
- Cold A/C

Views
- Garden Views
- Courtyard Views

Features
- Fitted Wardrobes
- Private Terrace
- Gym
- Games Room
- Storage Room
- Ensuite Bathroom
- Wood Flooring
- Double Glazing
- Restaurant On Site
- Basement

Furniture
- Optional Furniture

Kitchen
- Fully Fitted Kitchen

Garden
- Private Garden
- Easy Maintenance Garden

Security
- Gated Complex
- Electric Blinds
- 24 Hour Security

Parking
- Underground Parking
- Garage
- Multiple Parking Spaces
- Communal Parking

Category
- Holiday Homes
- Resale
- Contemporary

















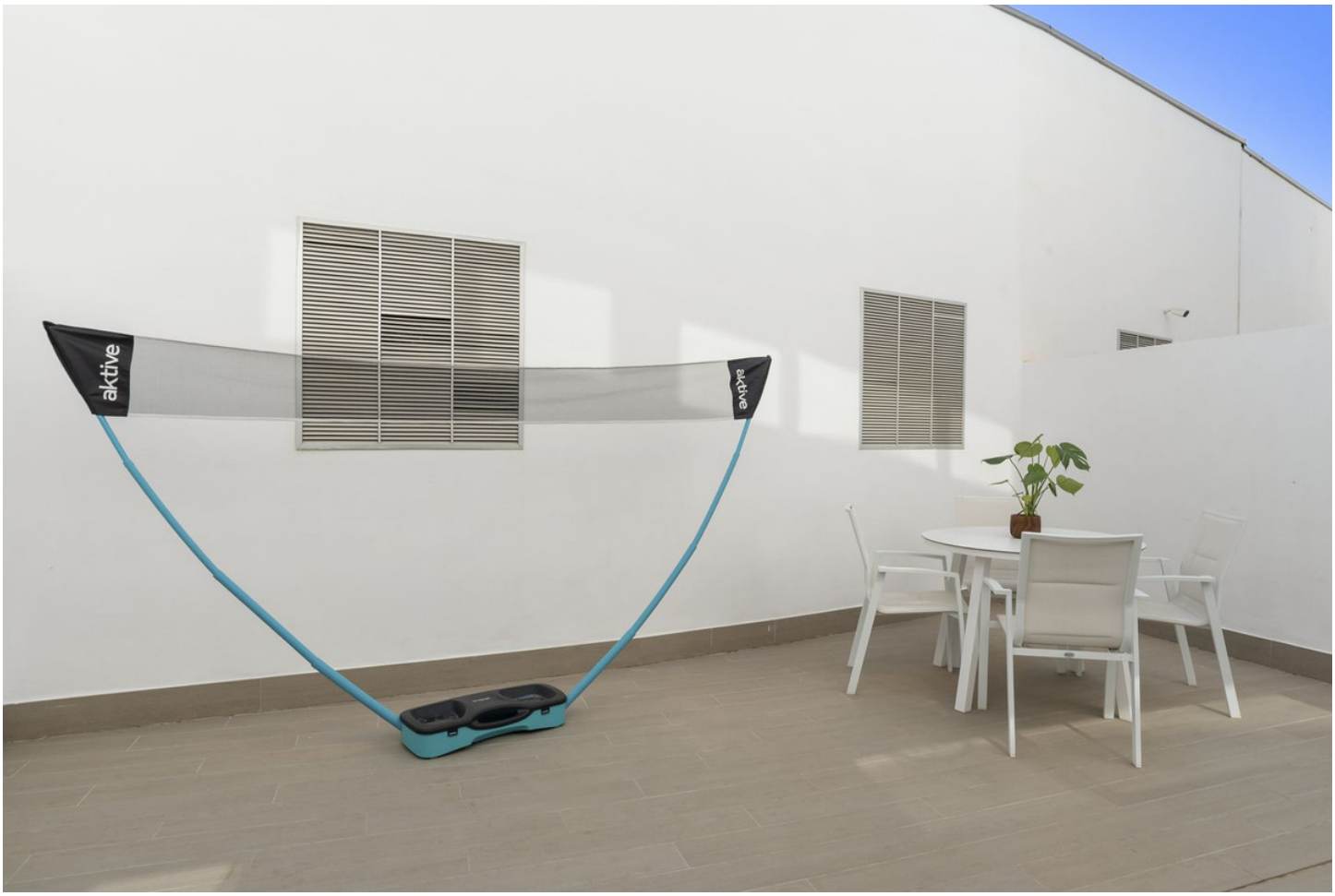











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STRANGER
THINGS























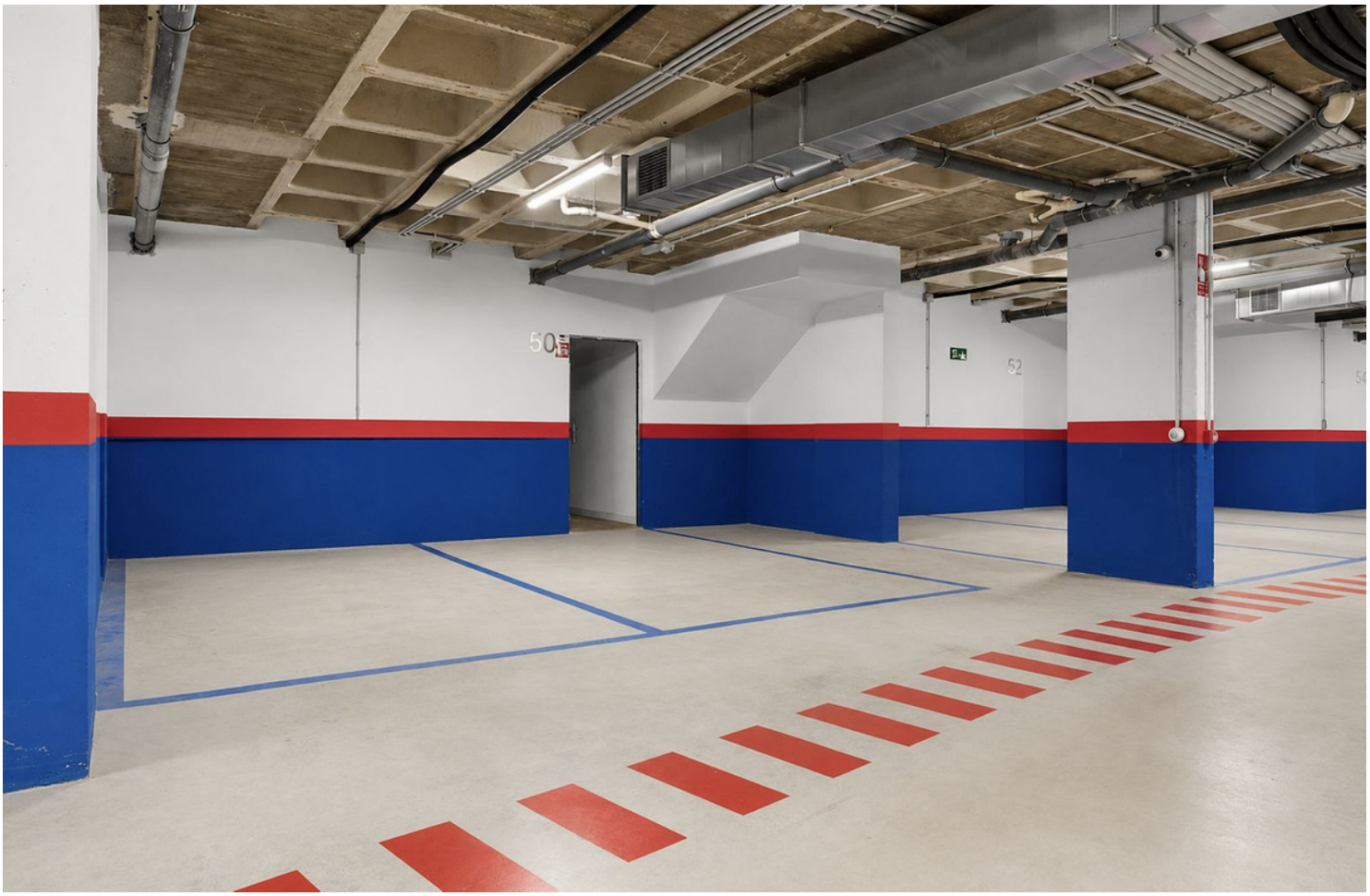











50
52


50
50



BUILT SIZE INTERIOR	BUILT SIZE TERRACE	BUILT SIZE BASEMENT
137,1 m²	51,8 m²	34,05 m²

TOTAL BUILT SIZE (INTERIOR + TERRACE + BASEMENT): **222,95 m²**

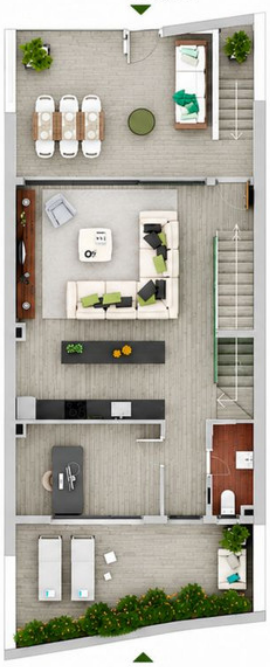


B

BASEMENT

ORIENTATION SUMMARY		
WEST	(FRONT / ENTRANCE)	**Afternoon & evening sun** Pleasant light to the entrance later in the day.
EAST	(REAR / GARDEN)	**Morning sun** Ideal for breakfast, morning coffee and cooler in the afternoons.

WEST
(FRONT / ENTRANCE)
Afternoon &
evening sun



EAST
(REAR / GARDEN)
Morning sun

N
W E
S



2

FIRST FLOOR



