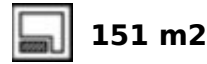
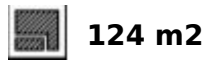


**Ref.-ID: MIBGR4418671**

**Estepona**

**House**



EXCLUSIVE SEMI-DETACHED HOUSE IN BAHÍA DORADA WITH PANORAMIC SEA VIEWS. Located in one of the most sought-after areas of the Costa del Sol, this modern semi-detached home is part of an exclusive project of only three residences, two of them semi-detached, and thanks to its elevated position, it offers stunning sea views just 500 meters from the beach. The property is 1.5 km from Estepona Golf, 5 minutes from Estepona Marina, and 10 minutes from Puerto de la Duquesa. Spread over two southeast-facing floors, it stands out for its abundant natural light and elegant design, with high-quality materials throughout. The kitchen is fully equipped with top-brand appliances, and the property features an aerothermal water system and premium porcelain tiles, ensuring efficiency and comfort. It also includes a spacious terrace and private garden, providing the perfect setting to enjoy memorable moments with family and friends. Key handover is scheduled for the third quarter of 2025.

**Setting**

- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

**Views**

- ✓ Sea
- ✓ Panoramic
- ✓ Garden

**Parking**

- ✓ Garage

**Orientation**

- ✓ East
- ✓ South

**Features**

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Ensuite Bathroom
- ✓ Double Glazing

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Off Plan
- ✓ Contemporary

**Climate Control**

- ✓ Air Conditioning

**Garden**

- ✓ Private



































Planta Baja



**Vivienda 240**  
Planta Baja

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

● Porche	3,75 m <sup>2</sup>
● Terraza 1	22,74 m <sup>2</sup>
Total sup. útil abierta 26,49 m <sup>2</sup>	
Total sup. construida 83,79 m <sup>2</sup>	

**Planta Primera**

● Escalera	4,18 m <sup>2</sup>
● Distribuidor	1,25 m <sup>2</sup>
● Dormitorio 2	14,21 m <sup>2</sup>
● Baño 2	6,77 m <sup>2</sup>
Total sup. útil cerrada 26,39 m <sup>2</sup>	

● Terraza 2	8,41 m <sup>2</sup>
Total sup. útil abierta 8,41 m <sup>2</sup>	
Total sup. construida 35,68 m <sup>2</sup>	

**Total vivienda**

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

SUPERFICIES  
VIVIENDA 240

Planta Primera



