



**Sales - House - Estepona**  
**469.000€**

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Community: 2,376 EUR / year

IBI: 1,089 EUR / year

Rubbish: 165 EUR / year

 5

 3.5

 264 m2

Opportunity!! New reduction!! Very spacious, bright, and elegant corner townhouse with panoramic views of the mountains and sea views located in a prestigious area and a short distance to both services and the beach. It is distributed in up to 5 floors: Floor -1: It is the entrance with vehicles with automatic gate and parking for 2 cars where the entrance door is located. There is a hall, a bedroom with access to a small internal patio with natural light, a full bathroom plus a multifunctional room that is currently mainly used as a large dressing room. Going up the stairs we reach the ground floor. Floor 0: It is the pedestrian entrance at street level with a nice entrance porch, elegant hall with guest toilet and a very useful small laundry room. Large living room with electric fireplace and access to the wonderful and large sunny patio with a dining table that in turn gives access to the community area. On this same floor is the main kitchen completely renovated and tastefully equipped open to the living room. Going up the marble stairs we reach the first floor. Floor 1: Distributor corridor of the 3 elegant bedrooms with 2 bathrooms. Very spacious master bedroom with dressing area, large bathroom, and access to a nice balcony with a small table and views of the community garden. The other 2 bedrooms are also very bright and share a second bathroom. We go up to the second floor: Floor 2: We find a second living room with an equipped and open kitchen, with access to 2 large terraces. The widest one is oriented to the southeast, closed with glass curtains, above it covered by an awning for pergolas and in the centre a huge static-dining table with sink and electric current. The second west facing terrace also with views of the mountains and the sea, has another dining table under a pergola. We go up to the solarium. Roof terrace: With 100% privacy and tranquillity ideal for sunbathing, here there is also water and electricity, panoramic views of the mountains and views of the sea. Property in excellent condition, very well presented, with marble floors, central air conditioning, double glazed windows with shutters, built-in wardrobes, automatic irrigation system in the courtyard. Currently the owners cleverly rent for a short term from the 1st floor upwards where the guests have a separate entrance and all the necessities. The complex is in an excellent state of maintenance with a large communal pool and beautiful gardens. Total build size 224,26m2 including terraces and basement. Garage 40,66m2. IBI 1.089,53€ per year. Basura 165,87€ per year. Community 595€ per quarter. Year of construction 2004. Distances: Supermarket and shops 500 meters. Beach 1.3km. Puerto Banús 12km. Estepona 13.6km. Malaga airport 67km. The property is inscribed at the Tourism Registry of Andalusia, in accordance with the Decree 28/2016, of 2 February, of Tourist Homes of Andalusia.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Schools</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Fireplace</li></ul>
<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Panoramic</li><li>✓ Garden</li><li>✓ Pool</li><li>✓ Urban</li></ul>	<b>Features</b> <ul style="list-style-type: none"><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Guest Apartment</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Marble Flooring</li><li>✓ Double Glazing</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>
<b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Garage</li><li>✓ More Than One</li></ul>		

















































