



**Sales - House - Estepona**

**795.000€**

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**Ref.-ID: MIBGR5200066**

**Estepona**

**House**

**IBI: 520 EUR / year**

**Rubbish: 70 EUR / year**



**4**



**3**



**218 m<sup>2</sup>**



**118 m<sup>2</sup>**

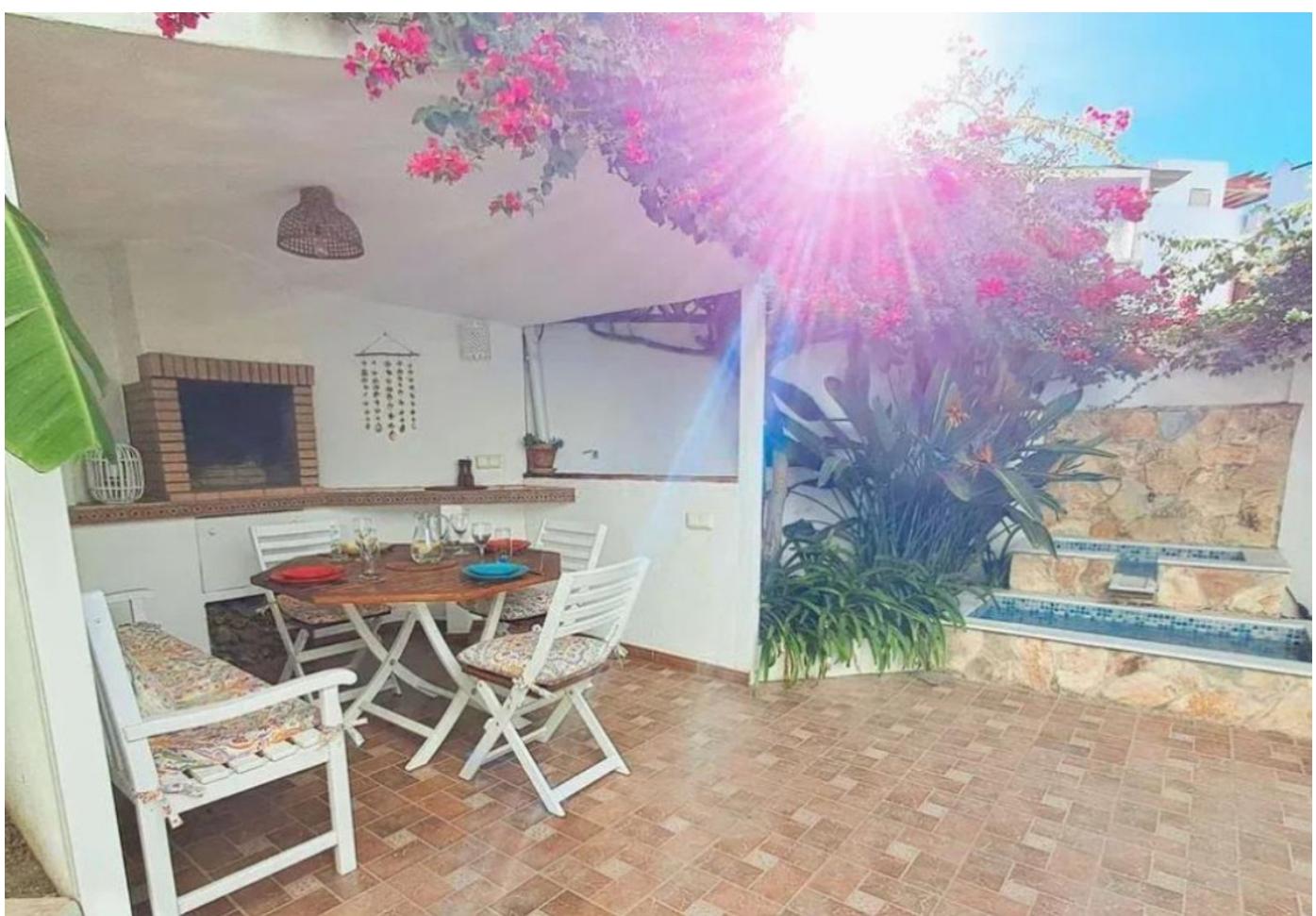
**PREMIUM URBAN LIFESTYLE:** Turnkey Townhouse with Central Location, Private Garden, and Energy-Saving Solar Power  
4 Bedrooms | 3 Bathrooms | 200m<sup>2</sup> Built | 218m<sup>2</sup> Plot | End-of-Row **THE ULTIMATE ESTEPONA HOME:** CENTRAL, RENOVATED, AND ENERGY EFFICIENT. Discover a truly rare property in Estepona: a spacious, end-of-row townhouse that perfectly blends a privileged, walkable location with the financial and environmental benefits of modern technology. Forget high utility bills and distant drives—this is the smart, sustainable, urban lifestyle you've been searching for. **KEY HIGHLIGHTS** \*\*\* ENERGY INDEPENDENCE: This property offers a crucial competitive advantage: a high-quality 5kW Solar Panel System (12 panels) with Battery Storage. This significant investment allows the home to generate substantial power, virtually eliminating your monthly electricity costs, a rare and valuable asset in a central location. The solar electricity system and 300-Litre Solar Water Heater guarantee huge, long-term savings on utility costs. This is a five-figure investment that is already completed and legalised for the new owner. \*\*\* PRIME URBAN WALKABILITY: • 10-Minute Walk to the picturesque Estepona Old Town (Plaza de las Flores). • 10-Minute Walk to the Beach and Promenade. • 250-300m from essential amenities, including the Health Centre, Schools, and Sports Centre. • Located in a quiet, privileged residential area with NO community fees. \*\*\* FLAWLESS, THREE-LEVEL DISTRIBUTION • Ground Floor (Living & Entertainment): Features entrance, a fully renovated kitchen, a spacious living and dining room with a functional chimney, a guest toilet, and a large storage/laundry room. The living area opens directly to the garden. • First Floor (Sleep & Privacy): Houses three bedrooms and two bathrooms. This includes the spacious Master Bedroom with a full en-suite bathroom, plus two additional bedrooms sharing a separate, recently renovated bathroom. • Second Floor (Studio & Sun): A dedicated, large fourth bedroom, currently configured as a private studio/office, which connects directly to the sunny 18m<sup>2</sup> Roof Terrace (newly floored in 2022), from where you can even see a little bit of the sea as well as the Rock of Gibraltar in the distance. \*\*\* PREMIUM OUTDOOR LIVING & TURKEY CONDITION This three-floor semi-detached house offers space, quality, and complete security: • Private Garden (118m<sup>2</sup>): A large, functional outdoor space perfect for entertaining. • Covered BBQ Porch (10m<sup>2</sup>): Featuring a dedicated barbecue area and fountain, ideal for al-fresco dining year-round. • Roof Terrace (18m<sup>2</sup>): Newly floored (2022) offering an additional sun-drenched private retreat. • Fully Renovated Kitchen: Modern, stylish, and completely new—eliminating a major renovation hassle and cost. • Foundational Upgrades: New electrical panel (2020), updated water systems, double glazing throughout most of the house, and reinforced security entrance door. • Parking: Two private parking spaces on the plot. This property is not just a home — it is a financially astute investment: Zero Community Fees Minimal Running Costs: Property Tax (€475/year) + Rubbish (€150/year) + Near-Zero Electricity Bills. This is a rare opportunity to acquire a renovated, highly energy-efficient, and perfectly located townhome in the thriving Estepona market. Enjoy a smart, low-cost lifestyle from day one. **Semi-Detached House, Estepona, Costa del Sol.** 4 Bedrooms, 3 Bathrooms, Built 218 m<sup>2</sup>, Terrace 18 m<sup>2</sup>, Garden/Plot 118 m<sup>2</sup>. **Setting :** Town, Commercial Area, Village, Close To Shops, Close To Schools. **Orientation :** South. **Condition :** Excellent. **Climate Control :** Air Conditioning, Pre Installed A/C, Hot A/C, Cold A/C. **Views :** Sea, Urban. **Features :** Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Double Glazing, Courtesy Bus, Near Mosque, Near Church, Fiber Optic. **Furniture :** Part Furnished. **Kitchen :** Fully Fitted. **Garden :** Private. **Security :** Gated Complex. **Parking :** Garage, Covered, More Than One, Private. **Category :** Resale.

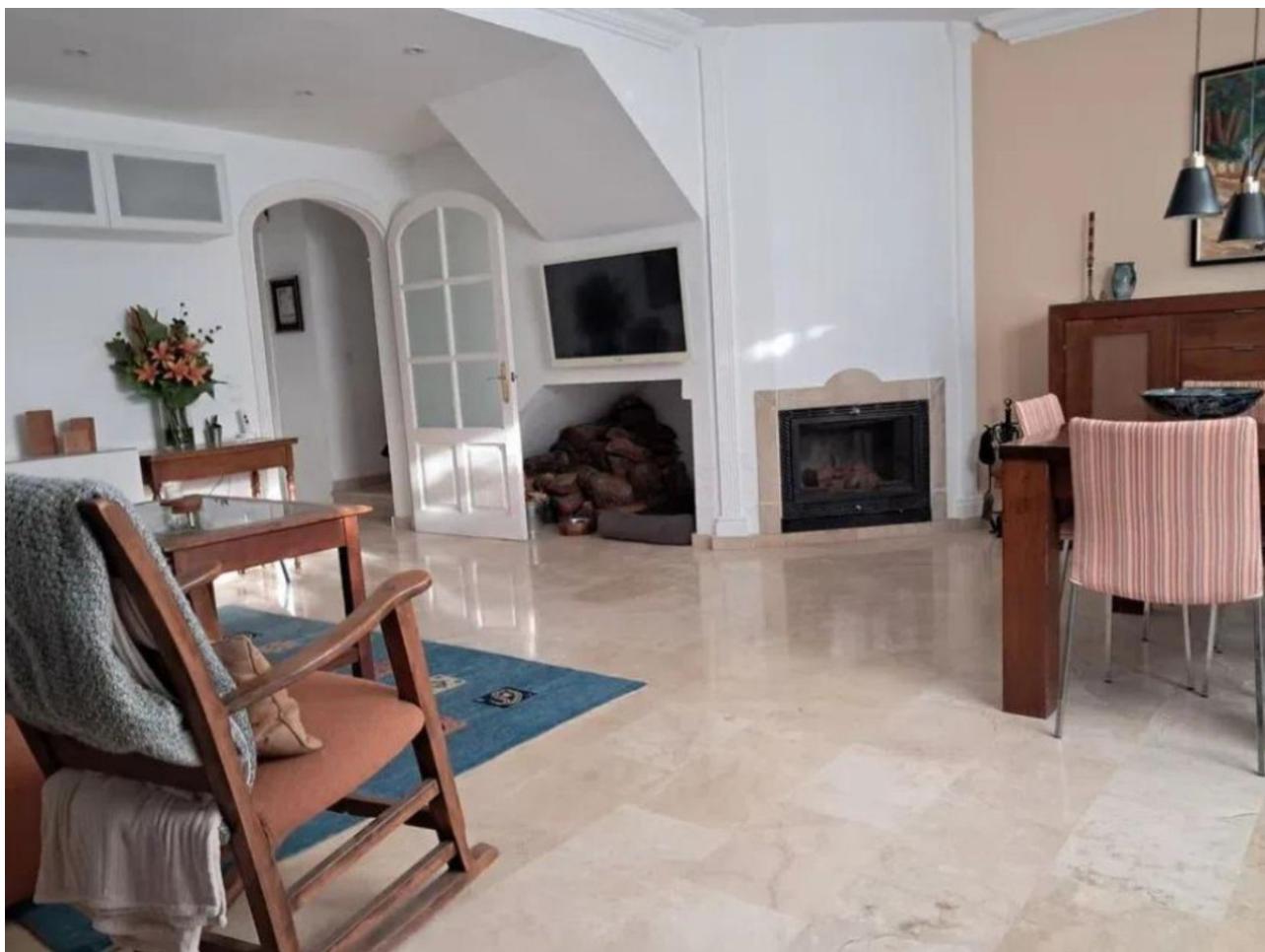
<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Climate Control</b>
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Town</li> <li><input checked="" type="checkbox"/> Commercial Area</li> <li><input checked="" type="checkbox"/> Village</li> <li><input checked="" type="checkbox"/> Close To Shops</li> <li><input checked="" type="checkbox"/> Close To Schools</li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> South</li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Excellent</li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Air Conditioning</li> <li><input checked="" type="checkbox"/> Pre Installed A/C</li> <li><input checked="" type="checkbox"/> Hot A/C</li> <li><input checked="" type="checkbox"/> Cold A/C</li> </ul>
<b>Views</b>	<b>Features</b>	<b>Furniture</b>	<b>Kitchen</b>
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Sea</li> <li><input checked="" type="checkbox"/> Urban</li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Covered Terrace</li> <li><input checked="" type="checkbox"/> Fitted Wardrobes</li> <li><input checked="" type="checkbox"/> Near Transport</li> <li><input checked="" type="checkbox"/> Private Terrace</li> <li><input checked="" type="checkbox"/> WiFi</li> <li><input checked="" type="checkbox"/> Storage Room</li> <li><input checked="" type="checkbox"/> Utility Room</li> <li><input checked="" type="checkbox"/> Ensuite Bathroom</li> <li><input checked="" type="checkbox"/> Double Glazing</li> <li><input checked="" type="checkbox"/> Courtesy Bus</li> <li><input checked="" type="checkbox"/> Near Mosque</li> <li><input checked="" type="checkbox"/> Near Church</li> <li><input checked="" type="checkbox"/> Fiber Optic</li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Part Furnished</li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Fully Fitted</li> </ul>
<b>Garden</b>	<b>Security</b>	<b>Parking</b>	<b>Category</b>
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Private</li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Gated Complex</li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Garage</li> <li><input checked="" type="checkbox"/> Covered</li> <li><input checked="" type="checkbox"/> More Than One</li> <li><input checked="" type="checkbox"/> Private</li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Resale</li> </ul>















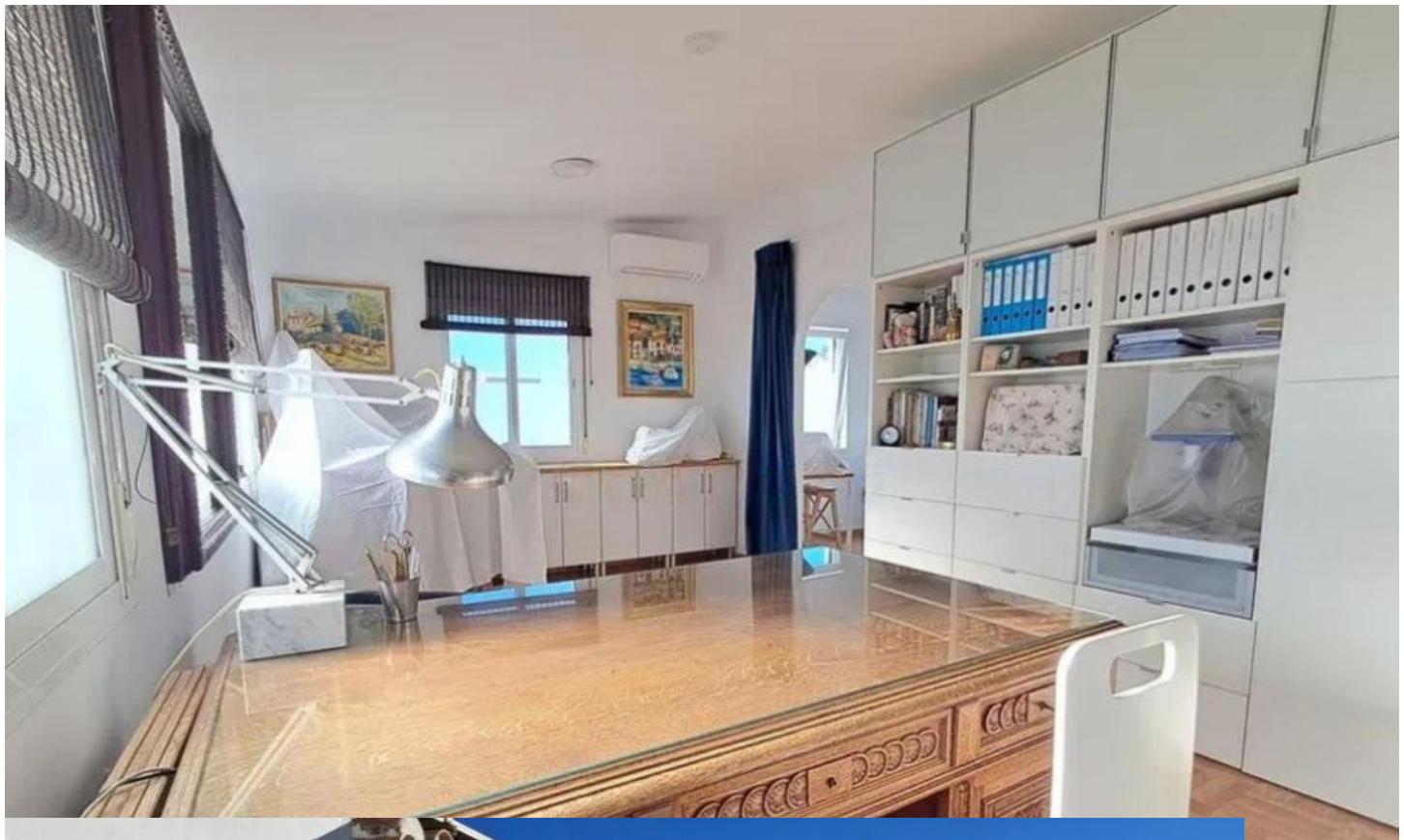








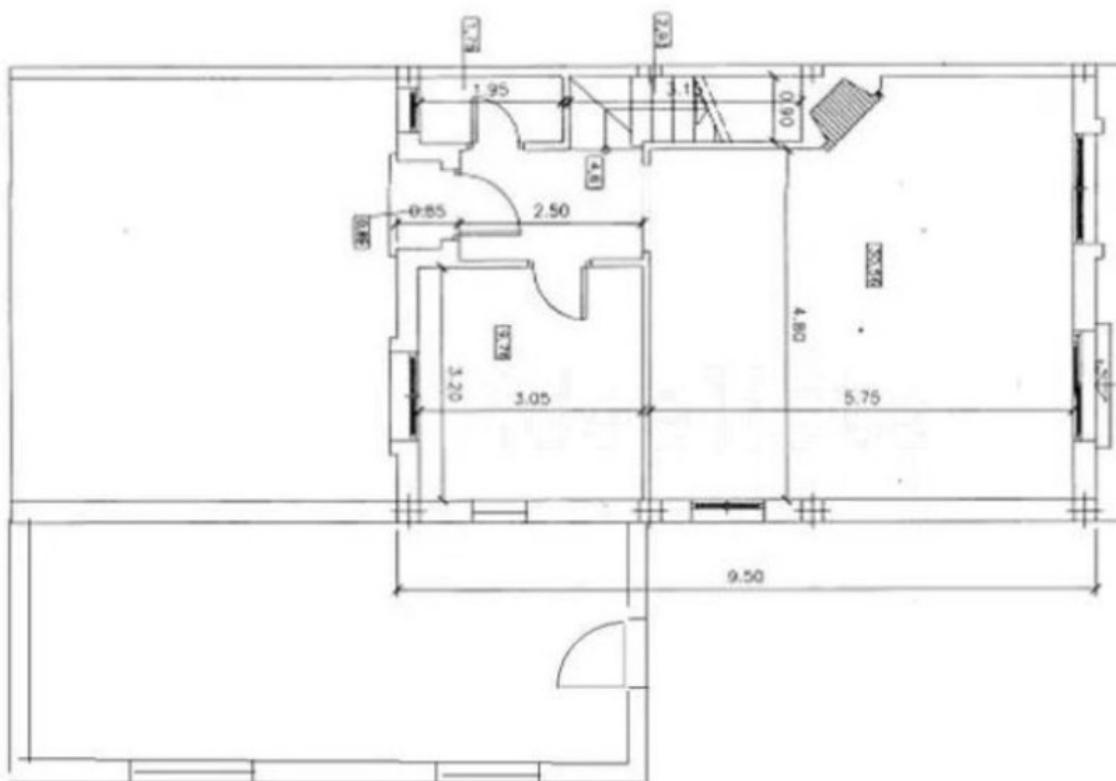




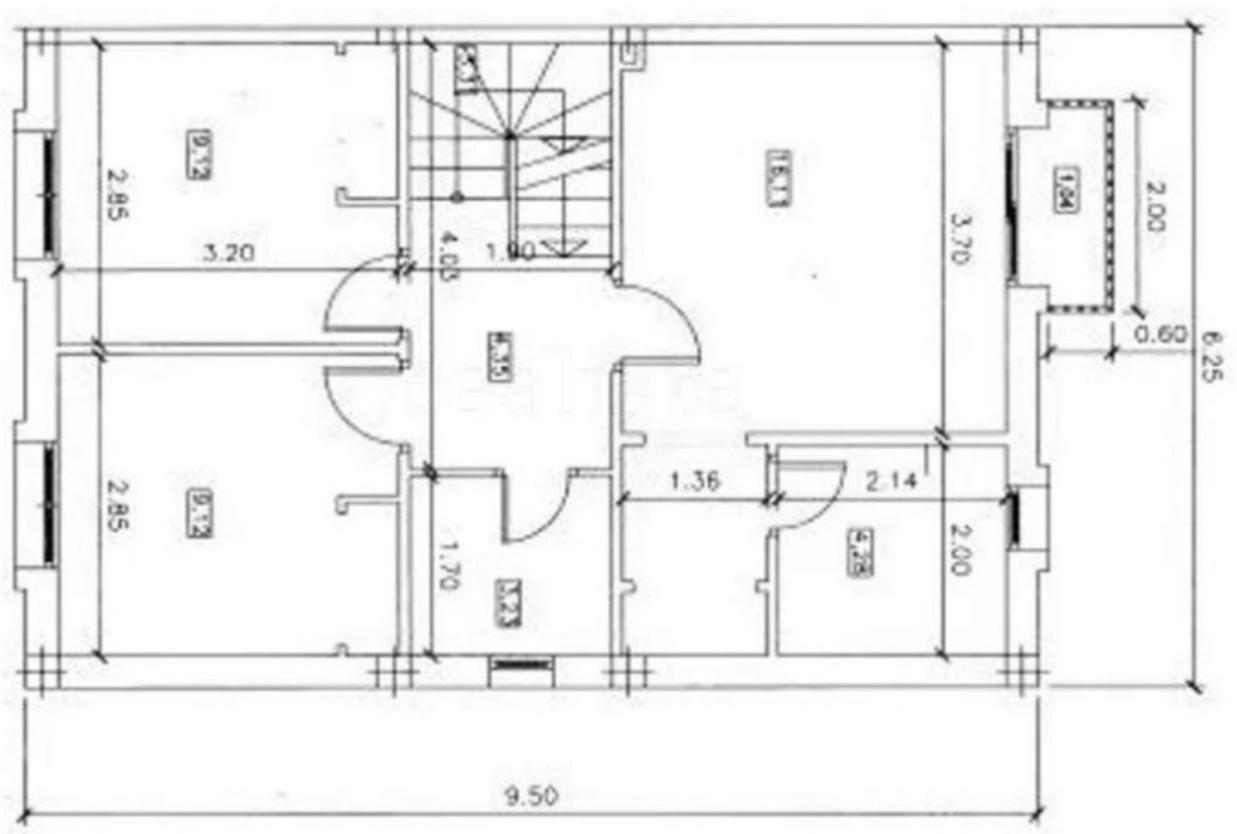




PLANTA BAJA



PLANTA PRIMERA



PLANTA TERRAZA

