Sales - House - Estepona

565.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

Ref.-ID: MIBGR5255623 **Estepona** **House**

Community: 1,284 EUR / year **IBI: 601 EUR / year** **Rubbish: 133 EUR / year**

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3

173 m2

Newly Built Sunlit & Stylish home in Estepona’s sought-after Urbanisation Agra This spacious townhouse features a contemporary open-plan living and dining area, complemented by a beautifully designed, fully fitted kitchen with a breakfast bar. The property offers three bedrooms, two of which include en-suite bathrooms, plus an additional guest toilet on the main floor. In the basement, you’ll find a very large multipurpose room, a utility room, and a storage room, along with private access to *** two underground parking spaces ***. The home also boasts three generous terraces and a balcony, most of which enjoy a convenient south-east orientation, ensuring sunlight throughout the day. Residents benefit from access to a large communal swimming pool, a children’s pool, and beautifully landscaped gardens. The location is truly unbeatable, in a quiet residential area with quick access to the N340 and an excellent selection of shops, services, and restaurants within walking distance. Situated in El Paraíso, the home is just a 3-minute drive to Diana Shopping Centre, with Aldi and Mercadona only moments away. Horse riding schools such as Pony Club Villacana are nearby, and Troyanos Tennis Academy is just a 5-minute walk (or 1-minute drive). The stunning Salduna Beach is only 10 minutes by car, 20 minutes by bike, or a pleasant 40-minute walk. The property is also close to some of the best golf courses in the region: Atalaya Golf & Country Club – 3 min El Paraíso Golf – 5 min Villa Padierna Golf Club – 10 min La Resina Golf & Country Club – 11 min Marbella Club Golf Resort – 12 min Real Club de Golf Guadalmina – 14 min San Pedro Golf Course – 16 min …and many more. Please note: Short-term rentals are currently not permitted by the community but could be approved in the next assembly.

Setting
- Beachside
- Close To Port
- Close To Shops
- Close To Sea
- Close To Town
- Close To Schools
- Close To Forest
- Close To Marina
- Urbanisation

Orientation
- North
- East
- South East
- South

Condition
- Excellent
- New Construction

Pool
- Communal
- Children`s Pool

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

Views
- Garden
- Pool

Features
- Covered Terrace
- Fitted Wardrobes
- Private Terrace
- Solarium
- WiFi
- Storage Room
- Utility Room
- Ensuite Bathroom
- Double Glazing
- Basement

Furniture
- Not Furnished

Kitchen
- Fully Fitted

Garden
- Communal
- Landscaped
- Easy Maintenance

Security
- Gated Complex
- Electric Blinds
- Entry Phone
- Alarm System
- 24 Hour Security

Parking
- Underground
- Garage
- Covered
- More Than One
- Private
- EV charge point

Utilities
- Electricity
- Drinkable Water
- Telephone
- Gas

Category
- Beachfront
- Golf
- Holiday Homes
- Investment
- Luxury
- Resale
- Contemporary

Alarma

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