

**Ref.-ID: MIBGR5296366**

**Estepona**

**House**

**Community: 600 EUR / year**

**IBI: 305 EUR / year**

**Rubbish: 95 EUR / year**



**3**



**1.5**



**95 m2**



**25 m2**

Charming fully renovated townhouse located in the prestigious Seghers area, just a short walk from Estepona Port and Playa del Cristo. An ideal property both as a permanent residence and as a secure investment on the Costa del Sol. The property offers 3 bedrooms and 2 bathrooms, with a modern and functional layout. The kitchen flows seamlessly into the dining and living area, creating a bright, open-plan space that is both welcoming and perfect for everyday living or entertaining. It features a private garden and terrace with south-facing orientation and sea views, ideal for enjoying the sun and natural light throughout the day. Additional features include a loft space, separate laundry room, and storage room, providing extra comfort and practical storage. A key added value is that the property has a tourist use license, making this property an excellent investment opportunity for both holiday and long-term rentals. Located just 200 metres from the beach, with a bus stop within walking distance, the property offers easy access to all services, shops, and leisure areas without the need for a car. The urbanisation is surrounded by green areas, offering a peaceful, well-maintained environment, and also provides ample outdoor parking spaces. An excellent opportunity for those looking to live close to the sea or invest in a high-demand area of Estepona with strong rental potential. Don't miss this opportunity — contact us for more information or to arrange a viewing.

**Setting**

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

**Views**

- ✓ Sea

**Security**

- ✓ Gated Complex

**Orientation**

- ✓ South

**Features**

- ✓ Near Transport
- ✓ Storage Room

**Parking**

- ✓ Communal

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Kitchen-Lounge

**Climate Control**

- ✓ Air Conditioning

**Garden**

- ✓ Private





































