MIBGROUP.ES

Sales - House - Estepona

1.200.000€

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

Ref.-ID: MIBGR5314708 **Estepona** **House**

 **3**  **2.5**  **260 m2**  **90 m2**

Tucked away in the enchanting Old Town of Estepona, along picturesque cobblestone streets and overlooking a charming plaza, this exceptional corner townhouse is a brand-new construction, currently being built and designed to the highest standards of craftsmanship, comfort, and contemporary architecture. Upon completion, the property will offer a bright and airy open-plan living space on the entrance level, thoughtfully designed to create a seamless flow between the lounge and dining area. This floor will also feature a stylish guest toilet, combining practicality with refined finishes. An elegant staircase will lead to the first floor, where three beautifully appointed bedrooms and two sophisticated bathrooms will provide both comfort and privacy. Every detail of the home has been carefully planned to ensure a harmonious blend of modern living and timeless character, perfectly integrated into its historic surroundings. The crowning jewel of the property will be the spectacular rooftop terrace — a private sanctuary designed for relaxation and entertaining. Here, you will be able to unwind beside your private pool, host unforgettable al fresco dinners, and enjoy captivating views over the traditional rooftops toward the surrounding mountains. For added convenience, there is the possibility to install a lift, enhancing accessibility and long-term comfort. With its truly unbeatable location in the heart of the Old Town, just a short stroll from the beach, everyday amenities, charming boutiques, and an exceptional selection of restaurants, this is a rare opportunity to own a contemporary home in one of Estepona’s most authentic and sought-after settings.

Setting
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Private Terrace

Furniture
- ✔ Not Furnished

Parking
- ✔ Communal Parking

Category
- ✔ Luxury
- ✔ New Development







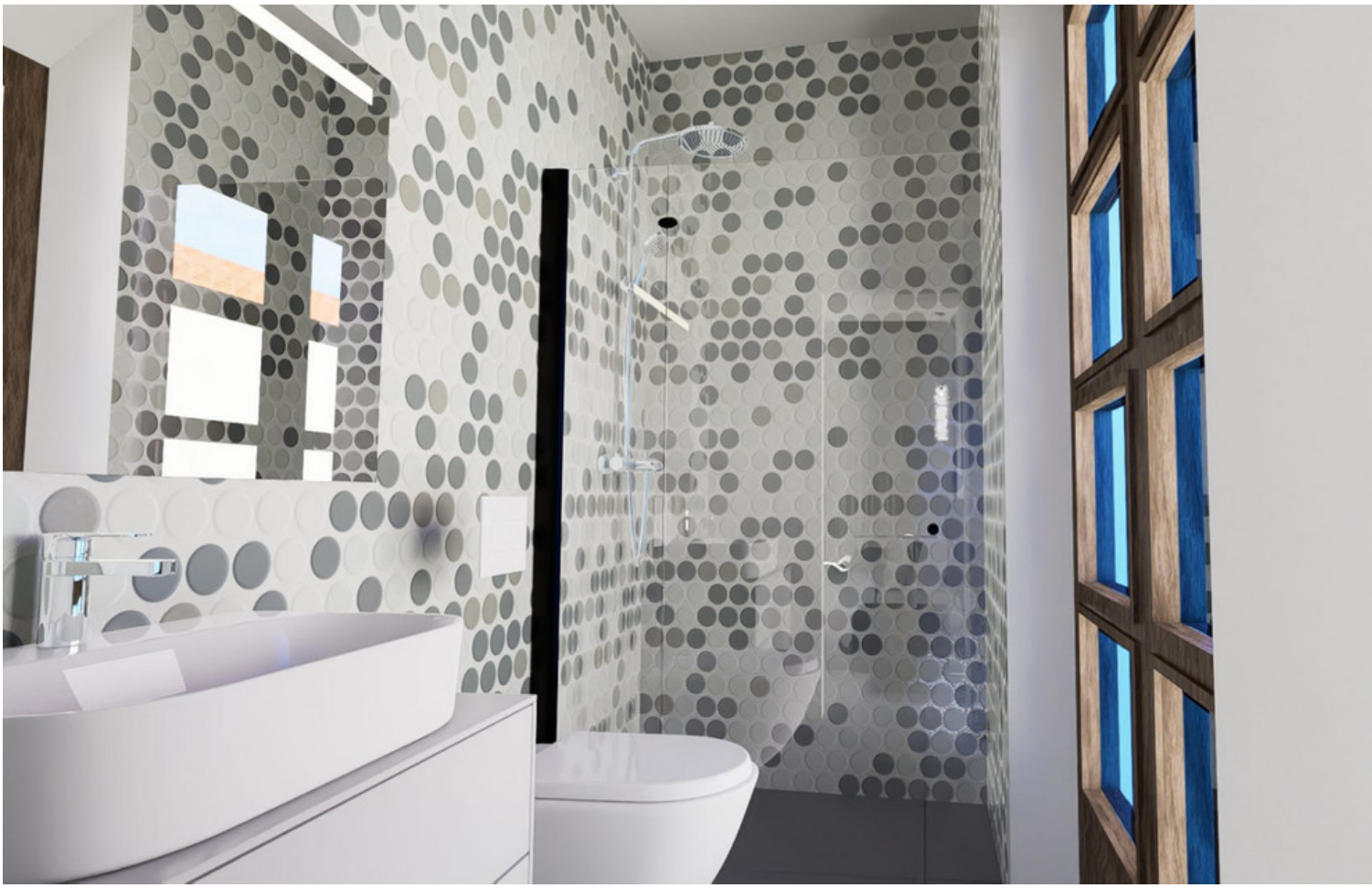








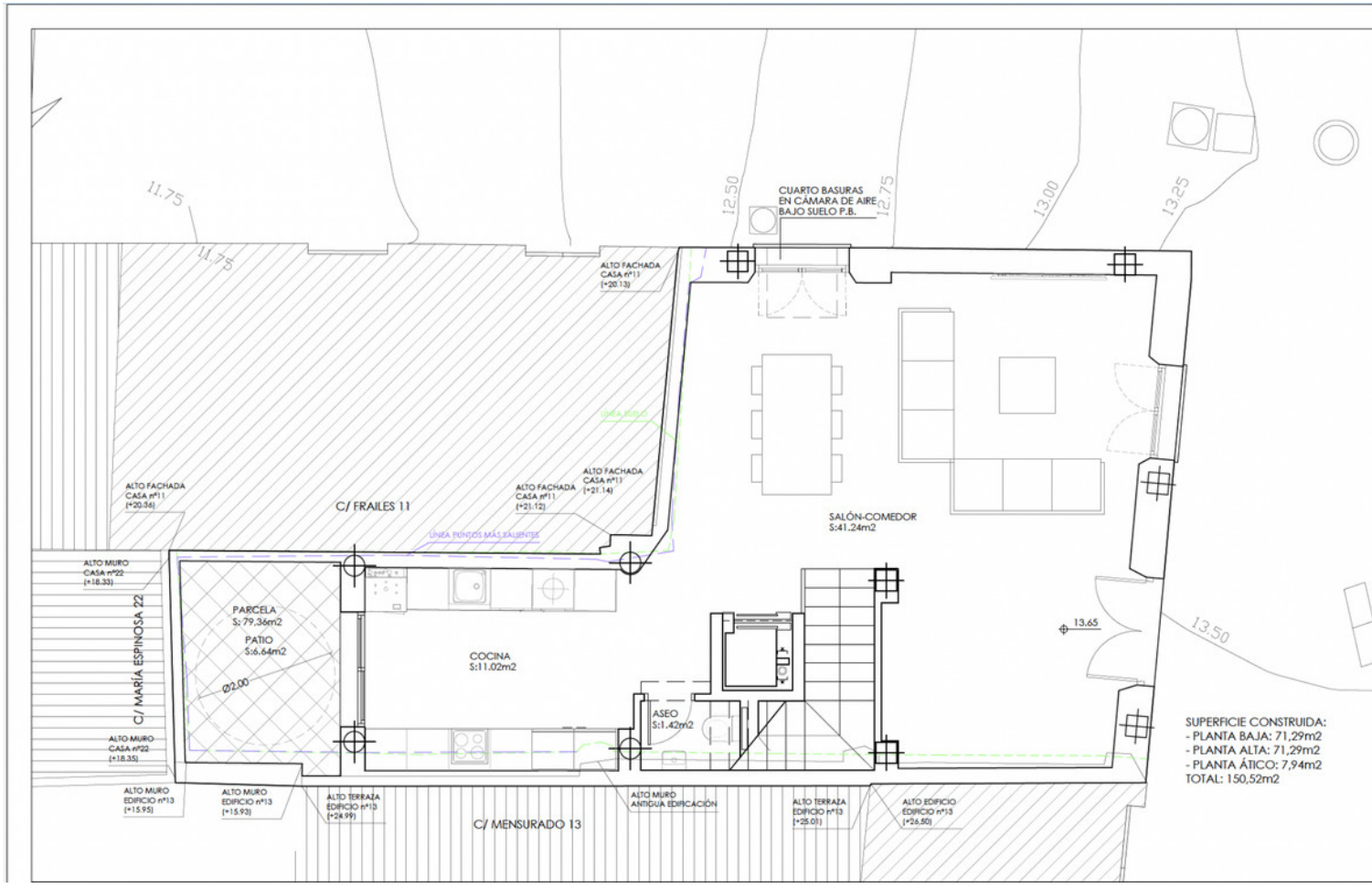


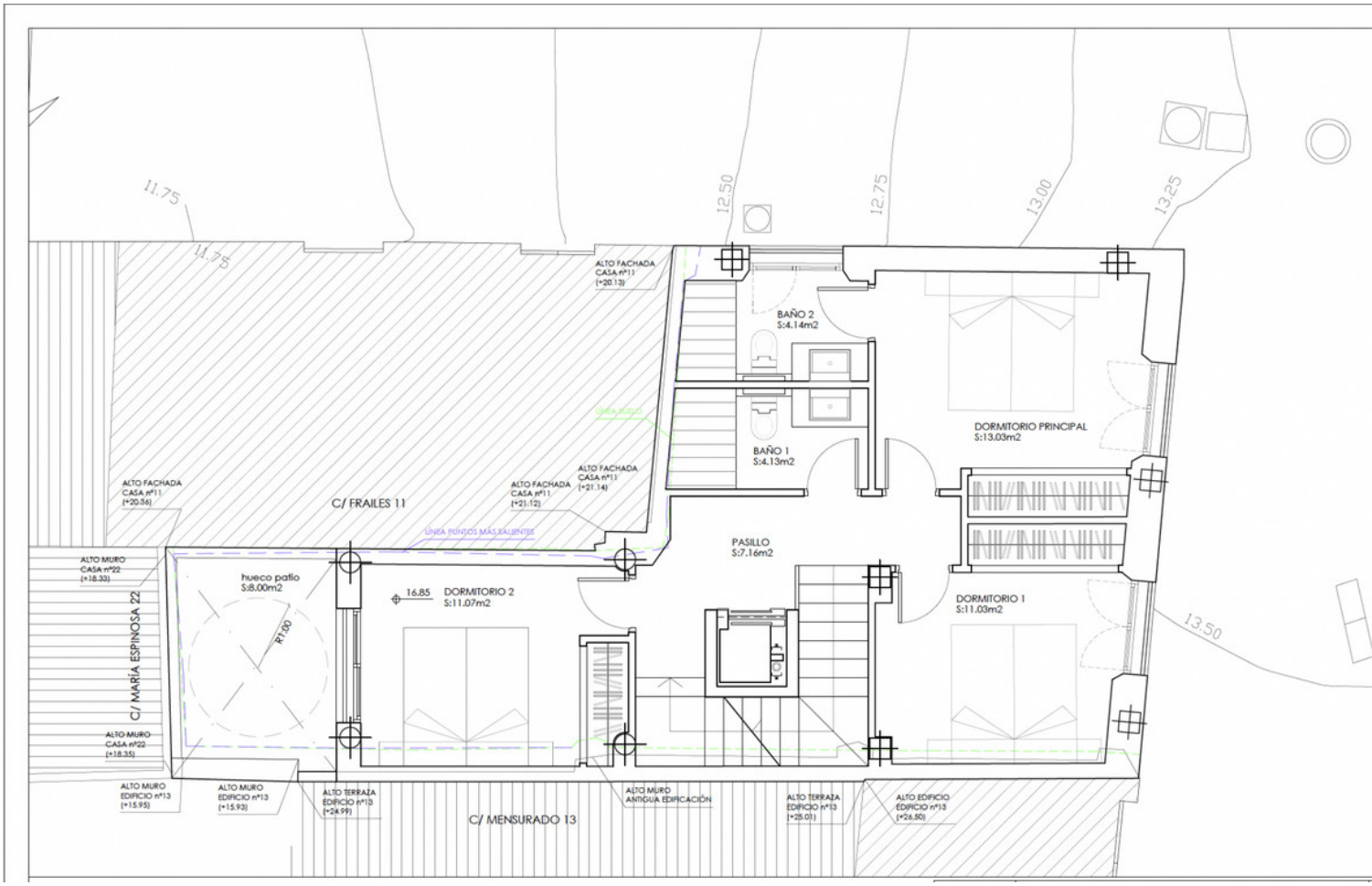


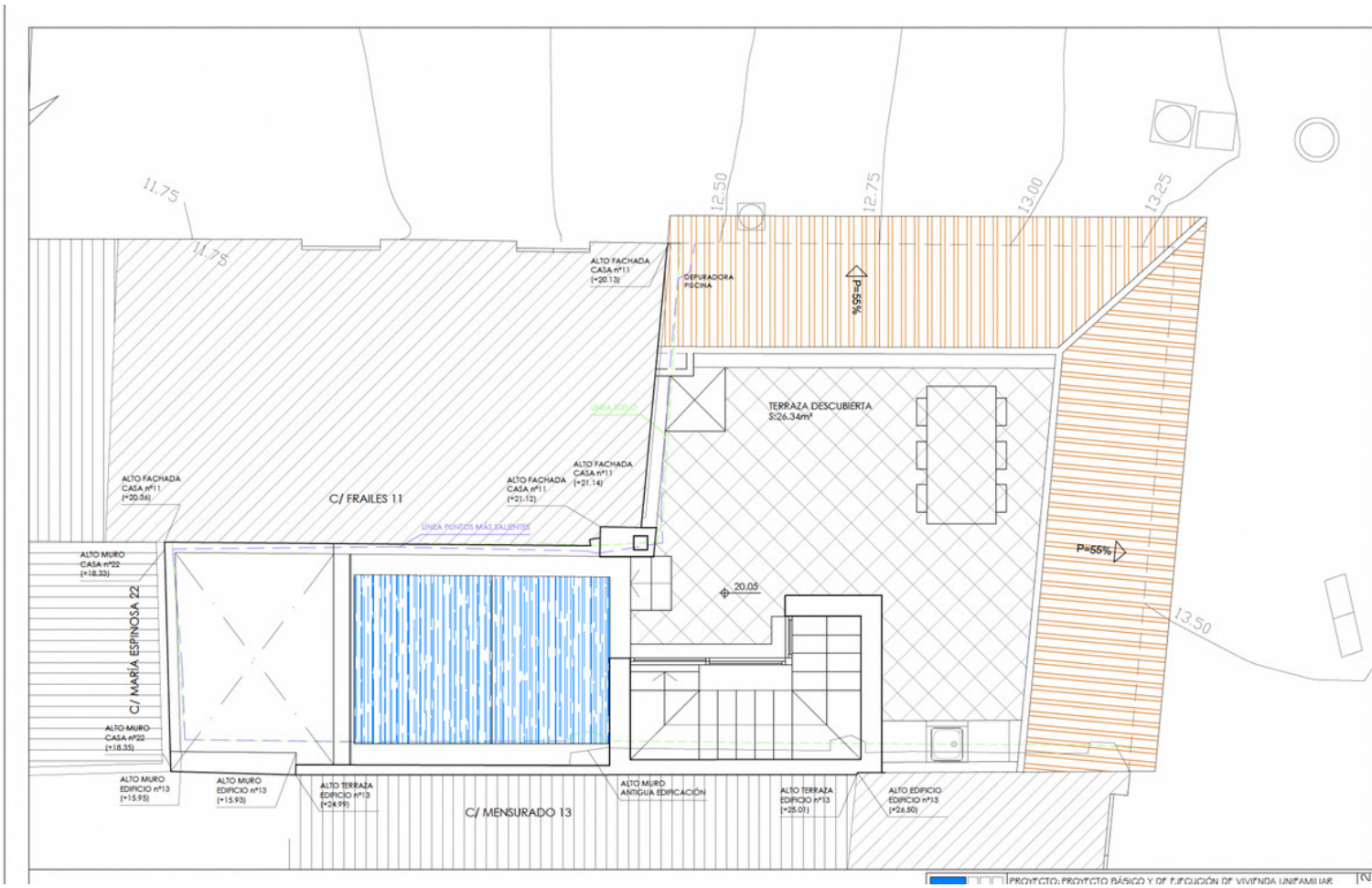







11.75
11.75
12.50
12.75
13.00
13.25
CUARTO BASURAS
EN CÁMARA DE AIRE
BAJO SUELO P.B.
ALTO FACHADA
CASA nº11
(+20.13)
ALTO FACHADA
CASA nº11
(+20.36)
C/ FRAILES 11
ALTO FACHADA
CASA nº11
(+21.12)
ALTO FACHADA
CASA nº11
(+21.14)
LÍNEA PUNTOS MÁS SALIENTES
SALÓN-COMEDOR
S:41.24m2
ALTO MURO
CASA nº22
(+18.33)
PARCELA
S: 79.36m2
PATIO
S:6.64m2
Ø2.00
COCINA
S:11.02m2
13.65
13.50
C/ MARÍA ESPINOSA 22
ASEO
S:1.42m2
ALTO MURO
CASA nº22
(+18.35)
ALTO MURO
EDIFICIO nº13
(+15.95)
ALTO MURO
EDIFICIO nº13
(+15.93)
ALTO TERRAZA
EDIFICIO nº13
(+24.99)
C/ MENSURADO 13
ALTO MURO
ANTIGUA EDIFICACIÓN
ALTO TERRAZA
EDIFICIO nº13
(+25.01)
ALTO EDIFICIO
EDIFICIO nº13
(+26.50)
SUPERFICIE CONSTRUIDA:
- PLANTA BAJA: 71,29m2
- PLANTA ALTA: 71,29m2
- PLANTA ÁTICO: 7,94m2
TOTAL: 150,52m2


11.75
11.75
12.50
12.75
13.00
13.25
ALTO FACHADA
CASA nº11
(+20.13)
BAÑO 2
S:4.14m2
DORMITORIO PRINCIPAL
S:13.03m2
LÍNEA PUNTOS MÁS SALIENTES
BAÑO 1
S:4.13m2
ALTO FACHADA
CASA nº11
(+20.36)
C/ FRAILES 11
ALTO FACHADA
CASA nº11
(+21.12)
ALTO FACHADA
CASA nº11
(+21.14)
PASILLO
S:7.16m2
ALTO MURO
CASA nº22
(+18.33)
hueco patio
S:8.00m2
16.85
DORMITORIO 2
S:11.07m2
R1.00
DORMITORIO 1
S:11.03m2
13.50
C/ MARÍA ESPINOSA 22
ALTO MURO
CASA nº22
(+18.35)
ALTO MURO
EDIFICIO nº13
(+15.95)
ALTO MURO
EDIFICIO nº13
(+15.93)
ALTO TERRAZA
EDIFICIO nº13
(+24.99)
C/ MENSURADO 13
ALTO MURO
ANTIGUA EDIFICACIÓN
ALTO TERRAZA
EDIFICIO nº13
(+25.01)
ALTO EDIFICIO
EDIFICIO nº13
(+26.50)


11.75
11.75
12.50
12.75
13.00
13.25
13.50
ALTO FACHADA CASA nº11 (+20.13)
DEPURADORA PISCINA
P=55%
TERRAZA DESCUBIERTA S:26.34m²
LÍNEA SUELO
ALTO FACHADA CASA nº11 (+20.36)
C/ FRAILES 11
ALTO FACHADA CASA nº11 (+21.12)
ALTO FACHADA CASA nº11 (+21.14)
LÍNEA PUNTOS MÁS SALIENTES
ALTO MURO CASA nº22 (+18.33)
C/ MARÍA ESPINOSA 22
20.05
P=55%
ALTO MURO CASA nº22 (+18.35)
ALTO MURO EDIFICIO nº13 (+15.93)
ALTO MURO EDIFICIO nº13 (+15.93)
ALTO TERRAZA EDIFICIO nº13 (+24.99)
C/ MENSURADO 13
ALTO MURO ANTIGUA EDIFICACIÓN
ALTO TERRAZA EDIFICIO nº13 (+25.01)
ALTO EDIFICIO EDIFICIO nº13 (+26.50)
PROYECTO: PROYECTO BÁSICO Y DE EJECUCIÓN DE VIVIENDA UNIFAMILIAR