

**Ref.-ID: MIBGR5413555**

**Estepona**

**House**

**Community: 2,604 EUR / year**



**3**



**2.5**



**350 m2**

Beautifully reformed three-bedroom townhouse with a private garden, situated in a secure gated community in the sought-after residential area of Nueva Atalaya, Estepona. Ideally positioned just a ten-minute drive from both Estepona and Puerto Banús, the property enjoys a peaceful setting while being close to supermarkets, restaurants, shops, golf courses, and excellent transport links. The townhouse has been tastefully renovated throughout and offers bright, modern living spaces designed for comfortable year-round living or as a stylish holiday home on the Costa del Sol. The accommodation comprises three spacious bedrooms, two bathrooms, a fully fitted kitchen, and an open-plan living and dining area with direct access to the outdoor spaces. One of the property's standout features is its generous private garden, providing ample space for outdoor dining, entertaining, or simply enjoying the Mediterranean climate. Residents also benefit from access to a well-maintained communal swimming pool and communal gardens. Combining modern comforts, privacy, and an excellent location, this turnkey townhouse represents an ideal permanent residence, holiday retreat, or investment opportunity in one of the Costa del Sol's most desirable residential areas - with a touristic license already in place!

**Setting**

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

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Garden**

- ✓ Private

**Orientation**

- ✓ South

**Views**

- ✓ Garden
- ✓ Street

**Security**

- ✓ Gated Complex

**Condition**

- ✓ Excellent

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Ensuite Bathroom
- ✓ Marble Flooring

**Parking**

- ✓ Private

**Pool**

- ✓ Communal

**Kitchen**

- ✓ Kitchen-Lounge





























