MIBGROUP.ES

Sales - House - Estepona

640.000€

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Ref.-ID: MIBGR5420047 **Estepona** **House**

Community: 864 EUR / year

3 **2** **270 m2** **144 m2**

Wonderful Townhouse in the Quiet and Highly Sought-After Urbanisation of Aguamarina, Seghers, Estepona This beautiful townhouse is distributed over four levels and offers spacious, bright living areas with stunning sea views. Upon entering, you are welcomed by a guest toilet, a fully equipped kitchen, and a generous southwest-facing living and dining room. This bright and inviting space features a fireplace, air conditioning, electric shutters, and awnings. From the living room, there is direct access to a lovely terrace and private garden with fruit trees, as well as space for an optional plunge pool. The first floor comprises a spacious master bedroom with a private balcony offering spectacular views of the Strait of Gibraltar, Gibraltar, and Morocco, as well as breathtaking sunsets. There is also a second double guest bedroom with an adjacent dressing room. Both bedrooms share a large bathroom with a walk-in shower. On the top floor, a spacious attic has been converted into a home office, although it could easily serve as a third bedroom. This level also benefits from a 20 m² terrace with stunning panoramic sea views. The lower level features a garage with space for two cars, a large laundry room, and direct access to the garden area. Ideally located, the property is within walking distance of all amenities. The beach is just a 10-minute walk away, and Estepona town centre can also be reached on foot within approximately 10 minutes. The property enjoys easy access to the A-7 motorway and is conveniently close to shops, restaurants, schools, and all essential services.

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

Orientation
- South West Orientation

Condition
- Good Condition

Climate Control
- Fireplace

Views
- Sea Views
- Mountain Views
- Panoramic Views

Features
- Fitted Wardrobes
- Near Transport
- Private Terrace
- Solarium
- WiFi
- Storage Room
- Utility Room
- Ensuite Bathroom
- Double Glazing
- Basement
- Fiber Optic

Furniture
- Part Furnished

Kitchen
- Fully Fitted Kitchen

Garden
- Private Garden

Parking
- Garage
- Covered Parking
- Private Parking

Utilities
- Electricity
- Drinkable Water
- Telephone

Category
- Holiday Homes
- Investment
- Resale




























































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