MIBGROUP.ES

Sales - House - Estepona

1.095.000€

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Ref.-ID: MIBGR5427250 **Estepona** **House**

Community: 2,856 EUR / year **IBI: 1,104 EUR / year**

 **4**  **4**  **178 m2**  **82 m2**

Modern townhouse just 50m from Guadalobón Beach in Estepona, built in 2021 in an exclusive gated boutique development of only 6 homes. Offering 4 bedrooms and 4 bathrooms, the home is spread over 3 levels plus a rooftop terrace with a private jacuzzi, gym equipment and sea views. With 178 m² of built interior space and 143 m² of terraces, including the rooftop terrace, the main garden, a terrace off the master bedroom and a patio, there's plenty of outdoor living space to enjoy. The home is west-facing, while the rooftop terrace enjoys sunshine throughout the day. Additional features include a two-car underground garage with direct access to the house and a large storage/utility room. Residents also have access to a communal swimming pool, all in a peaceful location with excellent access to the motorway, within walking distance of the beach and the port, and just a 5-minute drive from Estepona town centre and several golf courses. Perfect as a permanent residence, holiday home or investment property. The property comes with a valid rental licence, and short-term rentals are permitted by the community, making it an excellent investment opportunity with strong rental returns.

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Port
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Marina
- ✔ Close To Marina
- ✔ Front Line Beach Complex

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Sea Views
- ✔ Mountain Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Gym
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Jacuzzi
- ✔ Double Glazing

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment




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