Sales - House - Estepona

695.000€

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Ref.-ID: MIBGR5447638 **Estepona** **House**

 **1**

 **1.5**

 **107 m2**

This beautifully renovated townhouse perfectly combines traditional Andalusian character with contemporary design, creating a unique home that is both elegant and functional. Finished to an exceptional standard, every space has been thoughtfully redesigned to provide maximum comfort while preserving the property's authentic charm. Located within walking distance of the beach, restaurants, boutiques and everyday amenities, it offers an outstanding lifestyle opportunity. The property offers 107 m² of built space distributed over three levels. The welcoming ground floor features a cosy living room centred around a wood-burning fireplace, a fully renovated designer kitchen equipped with premium Miele appliances and a Quooker boiling-water tap, a practical home office, a guest toilet and excellent built-in storage solutions. Every detail has been carefully selected to combine functionality with contemporary elegance. The upper floor accommodates a bright and spacious bedroom with a stylish en-suite bathroom and a generous walk-through dressing area, creating the feel of a luxury hotel suite. A custom-built utility cupboard discreetly houses the washing machine and tumble dryer, while an intermediate terrace offers additional outdoor space and could be converted into a second bedroom if required, adding flexibility for future owners. The rooftop solarium has been designed as an impressive outdoor living area, featuring an electrically operated bioclimatic pergola with integrated ambient lighting and vertical sun screens. Whether enjoying morning coffee, outdoor dining or relaxing in the evening, this private terrace provides the perfect setting throughout every season. Large windows and glass doors throughout the home maximise natural light while creating a bright and inviting atmosphere. Modern technology has been seamlessly integrated into the property, including a fully programmable Philips Hue smart-home lighting system, air conditioning with heating and cooling, solar-powered hot water supported by an electric boiler, double glazing and high-quality finishes throughout. Combining timeless architecture with innovative features and an exceptional central location, this turnkey townhouse represents an outstanding opportunity as a permanent residence, holiday home or investment on the Costa del Sol.

Setting
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Urban Views

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

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Partially Fitted Kitchen

Parking
- ✔ Communal Parking

Utilities
- ✔ Solar water heating

Category
- ✔ Luxury






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