

## Продажа - Дом - Estepona 470.000€



**Ref.-ID: MIBGR5191624**

**Estepona**

**Дом**

**Коммунальные: 2,736 EUR / год**

**ИБИ: 1,000 EUR / год**

**Мусор: 148 EUR / год**



**3**



**2.1**



**196 m2**

Located within the peaceful surroundings of Azata Golf, Santa Maria villas is an exclusive gated community offering privacy, comfort, and timeless style. The urbanization combines the tranquility of a residential setting with the convenience of nearby amenities — just a 10-minute drive from the centre of Estepona and 5 minutes from supermarkets, restaurants, schools, and pharmacies. This beautifully maintained townhouse blends Andalusian charm with modern elegance, featuring marble floors, a graceful staircase, and refined decorative finishes throughout. The property opens to a bright entrance hall leading to a fully fitted kitchen and dining area overlooking the landscaped gardens. A guest bathroom and direct access to the private garage and basement storage provide extra comfort and practicality. The spacious living room features a fireplace and large patio doors opening onto a sun-drenched terrace with sea and golf views. The terrace is enclosed with glass curtains, creating an additional year-round living area — ideal for relaxing or entertaining. Upstairs are three generous bedrooms, all with fitted wardrobes. The master suite includes an en-suite bathroom and a private balcony, while the other two bedrooms share a modern family bathroom and each enjoy a Juliette balcony. Residents can enjoy two large swimming pools, surrounded by beautifully landscaped gardens. This property also includes a private garage and extra storage, making it an excellent choice as a permanent residence, holiday home, or rental investment.

**Расположение**

✓ Урбанизация

**ОРИЕНТАЦИЯ**

✓ Восток

**Состояние**

✓ Отличное

**бассейн**

✓ Общий

✓ Детский бассейн

**Климат-контроль**

✓ Кондиционер

✓ Камин

**ВИД**

✓ Море

✓ Гольф

✓ Сельская местность

✓ Панорамный

**Особенности**

✓ Крытая терраса

✓ Встроенные шкафы

✓ WiFi

✓ Подсобное помещение

✓ Ванная комната

✓ Мраморные полы

✓ Двойные стеклопакеты

✓ Оптическое волокно

**Мебель**

✓ Без мебели

**Кухня**

✓ Частично оборудованная

**Сад**

✓ Общественный

**меры безопасности**

✓ Огражденный комплекс

✓ Электрические жалюзи

✓ Домофон

✓ Охрана 24 часа

**Парковка**

✓ Подземная

✓ Приватная

**Коммунальные услуги**

✓ Электричество

✓ Питьевая вода

**Категория**

✓ Выгодное предложение