



## Townhouse for sale in Estepona, Estepona

**789,000 €**

Reference: R5062270   Bedrooms: 3   Bathrooms: 3   Build Size: 199m<sup>2</sup>   Terrace: 106m<sup>2</sup>





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## Costa del Sol, Estepona

Discover this exclusive townhouse, completely renovated in 2025, located in the prestigious residential area of Seghers—one of Estepona's most sought-after neighborhoods. Just a three-minute walk from the vibrant marina and steps away from the select Babylon private club, this property perfectly combines luxury, comfort, and an unbeatable location. From the moment you enter, the home impresses with its elegant open-plan ground floor, where a modern designer kitchen—fully equipped with high-end appliances—seamlessly integrates with a bright living-dining room centered around a contemporary fireplace. This space opens onto a spectacular private patio of 106 m<sup>2</sup>, ideal for relaxing, hosting outdoor gatherings, or enjoying the Mediterranean climate in complete privacy. On the first floor, two spacious, modern bedrooms each feature en-suite bathrooms and a large walk-in closet, providing maximum functionality and comfort. The top floor houses a charming 32 m<sup>2</sup> attic, perfect as a playroom, gym, studio, or additional bedroom, along with a generous terrace offering panoramic sea views—the perfect setting to enjoy the sunsets. The fully conditioned 57 m<sup>2</sup> basement offers a versatile additional space, including a work area, office, and a cozy living room—ideal for remote work, family gatherings, or as a leisure area. Premium features of the property include next-generation windows with thermal and acoustic insulation, solid wood doors and wardrobes, motorized awnings, and an advanced water softening system, ensuring maximum comfort and well-being. One of the property's greatest privileges is its stunning sea views from every floor. Its excellent location also allows quick access to the A7 motorway, is just ten minutes from the new high-resolution hospital, and is very close to the main golf courses on the Costa del Sol, such as Valle Romano, Estepona Golf, and Azata Golf. Don't miss the opportunity to live in a unique, move-in-ready home in one of the best areas of Estepona. Schedule a visit and fall in love with your new home!



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Barbeque  
Domotics  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Garden  
Beach  
Port

### Furniture

Not Furnished

### Security

Alarm System  
Electric Blinds

### Category

Beachfront  
Contemporary

### Orientation

South  
West  
North East  
South West

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools  
Town  
Port  
Village  
Marina  
Close To Marina

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Street

### Climate Control

Air Conditioning  
Cold A/C  
Fireplace

### Condition

Excellent  
Recently Renovated

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone