



## Halvfack till salu i Estepona, Estepona

595 000 €

Referens: R5109610   Sovrum: 4   Badrum: 3   Bygga: 181m<sup>2</sup>   Terrass: 24m<sup>2</sup>





## Costa del Sol, Estepona

Exclusive Townhouse in the Heart of Estepona – Space, Design, and Prime Location at a Price Well Below Market Value

Located in the very heart of Estepona, within one of the most sought-after residential complexes in the city, this impressive four-storey townhouse offers a level of space, quality, and comfort well above average. Most notably, its price is considerably lower than similar properties in the same urbanisation, making it a unique opportunity for those seeking a solid investment or a long-term family home.

With 181m<sup>2</sup> built and a smart, well-organised layout, the house offers four spacious bedrooms, three full bathrooms and a guest toilet. The highlight is the spectacular master bedroom suite with direct access to a private 28.45m<sup>2</sup> solarium with open views, as well as a fully converted basement including a gym, games room and study area – all finished with high-quality materials and professional soundproofing.

A full renovation was carried out a few years ago using top-brand materials: cream marble floors, a separate fully equipped kitchen with premium appliances and silestone countertops, white lacquered interior doors, a decorative bioethanol fireplace, Daikin Airzone climate control system with floor-by-floor zoning, indirect LED lighting and electric blinds. The result is an elegant, warm and functional home.

The exterior features a front garden, a rear patio with a covered barbecue area, marble countertops and a set of stairs made of Turkish travertine leading to an elevated second terrace. The property also includes three private underground parking spaces and a storage room, which is a key advantage in this area where parking is limited.

As for location, it's hard to find anything more complete: just a few minutes' walk from Estepona's historic old town and promenade, and surrounded by every service imaginable. In the immediate area you'll find both public and private schools, sports centres such as La Lobilla indoor arena and the new athletics stadium, health centres, supermarkets, urban parks with playgrounds and dedicated pet zones. Thanks to excellent access to main roads (A7 and AP7), you can easily reach Marbella or Sotogrande, as well as Málaga airport in just over an hour.

Estepona is now one of the most attractive cities in southern Europe to live and invest in, thanks to its high quality of life, sustainable urban development, and internationally awarded town centre. And this property, in terms of location, space, features and price, is one of those rare opportunities that don't come along often.

Currently not available for viewings, but feel free to request more information – don't miss out.



## Funktioner:

### Drag

Nära transport  
Privat terrass  
Förråd  
Badrum  
Marmorgolv  
Monterade garderober  
Solarium  
Spelrum  
Förråd  
Grilla

### Skick

Excellent

### Kök

Fullmonterad

### Parkering

Garage  
Privat  
Mer än en

### Klimatkontroll

Luftkonditionering  
Kall A/C  
Heta a/c

### Slå samman

Gemensam  
Barnpool  
Trädgård  
Privat  
Verktyg  
Elektricitet

### Miljö

Handelsområde  
Urbanisering  
Nära havet  
Nära skolor  
Stad

### Möbler

Frivillig

### Säkerhet

Gated complex  
Kategori  
Lyx  
Återförsäljning