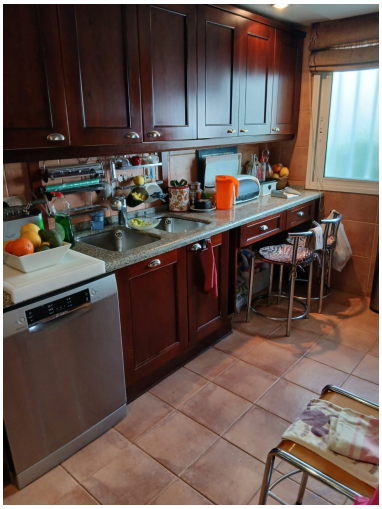
Terraced Townhouse in Estepona

Reference: R5322487



| | | | |
|---|---|---|---|
| Bedrooms: 3 | Bathrooms: 3 | M² Build size: 150 | Price: 530,000 € |
| Status: Sale | Property Type: Terraced Townhouse | Parking places: by request | M² Plot Size: 80 |








Overview:

# An Exquisite Townhouse Sanctuary in Estepona, Southern Spain

Welcome to an unparalleled opportunity to embrace the quintessential Mediterranean lifestyle with this elegant townhouse, proudly presented by Luxury Realty. Nestled in the vibrant heart of Estepona, a true jewel on Spain's illustrious Costa del Sol, this residence offers a perfect blend of modern comfort and traditional charm. Experience sophisticated living under the glorious Southern Spanish sun, where convenience meets coastal allure.

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## Discover Estepona: The Garden of the Costa del Sol

Estepona, elegantly known as "The Garden of the Costa del Sol," epitomizes the captivating allure of Southern Spain. Positioned between the majestic Sierra Bermeja mountains and the azure Mediterranean Sea, this picturesque town offers a sublime backdrop for an exceptional lifestyle. Immerse yourself in its charming, flower-filled old town, a vibrant marina bustling with exquisite dining and leisure options, and over 21 km of pristine beaches. Estepona promises a high quality of life, boasting abundant sunshine, a welcoming international community, and excellent infrastructure. This includes world-class golf courses, reputable international schools, and modern medical facilities, all easily accessible. Its prime location affords seamless connectivity, with glamorous Marbella and Puerto Banús just a short drive away, and Malaga International Airport within easy reach for effortless international travel. This exquisite townhouse is ideally situated within an established urbanisation, placing you at the heart of Estepona's vibrant culture, moments from essential shops, the bustling town centre, and convenient transport links, including a dedicated courtesy bus service.

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## A Residence of Sophistication and Comfort

This meticulously designed townhouse, spanning a generous 150 m² of built area, offers an exceptional living environment, ideal for families, discerning professionals, or as a luxurious holiday retreat. Presented in good condition and ready for immediate occupancy, the property seamlessly blends elegant form with practical function. It features three spacious bedrooms, each conceived as a private haven, including a master suite complete with an elegant en-suite bathroom. Two additional well-appointed bathrooms ensure absolute comfort and privacy for all residents and guests. With a desirable West orientation, the home is bathed in abundant natural light throughout the afternoon, culminating in picturesque sunset views that can be savoured from various points within the residence.

Step inside to discover a world where refined finishes enhance everyday living. The flooring throughout boasts exquisite marble, reflecting light and adding a touch of timeless sophistication to every room. Practicality is assured with fitted wardrobes in each bedroom, offering ample, discreet storage. The heart of the home, a fully fitted kitchen, is equipped with modern appliances, providing a stylish and functional space for culinary explorations. A dedicated utility room further enhances convenience. For year-round comfort, the townhouse features a comprehensive climate control system, with both hot and cold air conditioning, ensuring an ideal indoor environment regardless of the season. Modern connectivity is paramount, with high-speed WiFi and fiber optic internet readily available, perfect for remote work or seamless entertainment. Double glazing contributes to energy efficiency and a tranquil interior, shielding from external sounds.

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## Exquisite Outdoor Living & Serene Mountain Vistas

Embrace the coveted outdoor lifestyle of the Costa del Sol with this property's superb external spaces. A private garden of 80 m² offers an exclusive green oasis for relaxation, gardening, or delightful al fresco dining under the Spanish sky. Complementing this, a generous 20 m² private terrace, partly covered, provides the perfect setting for morning coffees, evening cocktails, or simply unwinding while enjoying the serene mountain views. Imagine waking up to the majestic silhouettes of the Sierra Bermeja, a picturesque backdrop to your daily life. These exceptional outdoor areas significantly extend the living space, inviting residents to fully immerse themselves in the delightful Mediterranean climate.

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## Seamless Integration and Connectivity

This townhouse is ideally positioned within an established urbanisation, offering the perfect balance between community living and individual privacy. Its prime location offers unparalleled convenience, being close to essential shops for daily necessities and just moments from the vibrant town centre, where a plethora of boutiques, cafes, restaurants, and cultural attractions await. Excellent transport links are readily accessible, including a convenient courtesy bus service, simplifying local travel. For vehicle owners, both street and communal parking options are available, ensuring ease for residents and guests alike. This part-furnished home allows for immediate occupancy while offering the flexibility to personalize and infuse your unique style, making it truly your own.

Presented as a desirable resale opportunity by Luxury Realty, this Estepona townhouse is more than just a home; it's an invitation to a lifestyle defined by luxury, convenience, and the timeless beauty of Southern Spain. Whether you seek a permanent residence, a cherished vacation getaway, or a savvy investment, this property offers an unparalleled chance to live your dream on the sun-drenched Costa del Sol.

Features:

Air conditioning, Heating, Mountain views, None, Private garden, Parking, Resale