+34 604 489 646

info@luxury-realty.com

# Terraced Townhouse in Estepona

Reference: R5338810



Bedrooms: 3

Bathrooms: by request

M² Build size: 190

Price: 745,000 €

Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size: 40













Overview:

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Welcome to an unparalleled opportunity presented by Luxury Realty: an exclusive townhouse nestled in the heart of Seghers, one of Estepona's most distinguished and coveted residential enclaves. Strategically positioned just moments from the pristine shores of Playa del Cristo and the vibrant pulse of Estepona Marina, this magnificent property is more than a home; it is a gateway to a life of refined coastal elegance and effortless luxury on the glorious southern coast of Spain.

Estepona, often celebrated as the "Garden of the Costa del Sol," is a picturesque Andalusian town renowned for its charming Old Town, its blossoming floral displays, pristine beaches, and world-class amenities. Situated in the sun-drenched region of Andalucía, Estepona offers an idyllic blend of traditional Spanish culture and modern sophistication. Its strategic location provides convenient access to international airports (Malaga and Gibraltar), championship golf courses, renowned gastronomic experiences, and a vibrant cultural scene, making it an irresistible destination for discerning residents and international investors alike. This townhouse in Seghers places you at the epicentre of this desirable lifestyle, offering both tranquility and immediate access to urban conveniences.

## The Seghers Advantage: Location Redefined

The prestigious Seghers area is synonymous with exclusivity and serene living. It stands as a beacon of established elegance, characterized by its tranquil atmosphere, lush green spaces, and direct proximity to some of Estepona's most cherished natural and recreational assets. Living here means embracing a lifestyle where leisurely strolls along the coastline, gourmet dining at the Marina, and indulging in watersports are everyday possibilities. This prime location not only offers an exceptional quality of life but also underscores the property's robust investment potential in an ever-appreciating market. It truly represents an ideal fusion of comfort, convenience, and considerable capital growth prospects, perfect for both a permanent distinguished residence or a high-value asset in your luxury portfolio.

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## A Symphony of Design: Interiors Bathed in Light

Step inside this elegant townhouse and discover a meticulously curated interior designed to maximize space, light, and comfort. The entrance level immediately captivates with its bright, open ambiance. The heart of this floor is a state-of-the-art, fully equipped kitchen. Designed with both functionality and aesthetics in mind, it features premium appliances, ample storage, and a delightful breakfast area, all illuminated by abundant natural light streaming through large windows, creating an inviting space for culinary exploration and casual dining.

Adjacent to the kitchen, the stylish living-dining room presents an elegant space for relaxation and entertainment. Adorned with sophisticated parquet flooring, this room exudes warmth and a timeless appeal. Its seamless transition leads to a charming private terrace, an extension of your living space designed for year-round enjoyment. This outdoor haven, complete with a dedicated barbecue area, is perfect for al fresco dining, hosting intimate gatherings, or simply unwinding under the Mediterranean sun. Crucially, this terrace offers direct, private access to one of the community's three sparkling swimming pools, blurring the lines between private sanctuary and resort-style living.

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## Private Sanctuaries: Upper-Level Refinements

Ascending to the first floor reveals a meticulously planned private domain, comprising two exquisitely appointed bedrooms. The highlight is undoubtedly the spacious master suite, a true sanctuary of comfort and luxury. This expansive retreat boasts a generous walk-in wardrobe, offering unparalleled storage and organization. The en-suite bathroom is a testament to indulgence, featuring a soothing hydromassage bathtub for ultimate relaxation, alongside a separate, contemporary shower for invigorating moments. The second bedroom on this floor is equally spacious and bright, providing ideal accommodation for guests or family members, ensuring privacy and comfort for all.

The journey upward continues to the exclusive upper floor, where a third bedroom awaits. Characterized by its unique vaulted ceilings, this room offers an intimate and architecturally distinctive space. Complete with its own full bathroom, it provides complete autonomy and privacy. Furthermore, this level grants access to a secluded private terrace, offering elevated views and a tranquil spot for morning coffee or evening contemplation under the stars. This floor serves as an exclusive hideaway, perfect for a teenage retreat, a home office, or a private guest suite.

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## Versatility and Value: The Exceptional Basement

Adding significant value and versatility to this already impressive property is its expansive basement level. This intelligently designed space currently features a dedicated gym area, allowing for convenient home workouts. Beyond this, a large, versatile area presents myriad possibilities. With its ample proportions and thoughtful layout, it can effortlessly be transformed into an independent guest apartment, a sophisticated home cinema, a sprawling games room, or a functional home office – tailored precisely to your unique lifestyle requirements. A key feature of the basement is its direct access to the private garage, which itself benefits from a convenient street exit, ensuring ease of access and secure parking for your vehicles. This flexible basement dramatically enhances the property's utility and long-term investment appeal.

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## A Gated Oasis: Community Amenities

The townhouse is part of an exclusive, gated community, meticulously maintained to offer residents a secure and serene environment. This private oasis features three communal swimming pools, thoughtfully integrated within beautifully landscaped gardens. These inviting pools provide refreshing respite during warm summer days and serve as charming focal points for relaxation and social interaction. The lush communal areas are ideal for leisurely strolls, enjoying the Mediterranean climate, and fostering a sense of community among residents, creating a resort-like ambiance right at your doorstep.

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## Your Gateway to Elevated Living with Luxury Realty

This townhouse in Seghers, Estepona, represents a rare opportunity to acquire a property brimming with character, offering exceptional design, and located in a truly prime position. Its blend of spacious interiors, abundant natural light, versatile living spaces, and unparalleled proximity to the sea and essential amenities positions it as an outstanding investment. Whether you envision it as your permanent residence, a luxurious holiday retreat, or a strategic addition to your investment portfolio, this property promises an elevated living experience in the heart of one of Southern Spain's most desirable coastal towns. Luxury Realty invites you to discover this exceptional offering and begin your journey to an exquisite Mediterranean lifestyle.

Features:

Pool, Air conditioning, Private garden, None, Parking, Resale