+34 604 489 646

info@luxury-realty.com

Terraced Townhouse in Estepona

Reference: R5414863



Bedrooms: 3

Bathrooms: by request

M² Build size: 255

Price: 640,000 €

Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size:













Overview:

Nestled within the highly sought-after and exclusive Agua Marina residential complex, this magnificent semi-detached villa offers an unparalleled living experience in Seghers, one of Estepona's most prestigious and established areas. Located on the sun-drenched coast of Southern Spain, Estepona is renowned for its idyllic climate, pristine beaches, and vibrant cultural scene, making it a coveted destination for discerning homeowners. This property, presented by Luxury Realty, stands as a testament to sophisticated Mediterranean living, blending expansive spaces with bespoke potential and an enviable location.

The essence of this home lies in its exceptional spaciousness, remarkable versatility, and impeccable condition. Designed to accommodate the dynamic needs of any family, it offers a myriad of layout possibilities waiting to be tailored to your unique vision. From its generous room dimensions to its thoughtful multi-level design, every aspect of this residence speaks to comfort, elegance, and adaptability, promising a lifestyle of serene luxury just moments from the sparkling Mediterranean Sea.

Spanning three meticulously designed floors plus a versatile basement, the property unfolds with grace and functionality. The main floor, the vibrant heart of the home, welcomes you with a bright and airy living-dining room. Bathed in natural light thanks to its desirable west-facing orientation, this space offers an inviting ambiance for both intimate gatherings and grand entertaining. Adjacent, the separate kitchen presents an exciting opportunity for transformation; its intelligent layout allows for seamless integration with the living area, envisioning a stunning open-plan culinary and social hub that truly embodies contemporary luxury. A discreetly placed guest toilet on this level adds to the convenience and practicality.

Ascending to the first floor reveals the private quarters, comprising two beautifully appointed bedrooms and a generously proportioned en-suite bathroom. The master bedroom is a true sanctuary, distinguished by its exceptional scale. Ingeniously crafted from what was originally two separate rooms, this expansive suite now offers an extraordinary sense of space and comfort, providing a private haven of tranquility and relaxation, complete with ample room for a dedicated dressing area or a private lounge.

The journey culminates on the top floor, where a captivating, open-plan attic awaits. This versatile space, brimming with natural light and character, is perfectly suited to serve as a sophisticated home office, a cozy media lounge, or an additional guest bedroom. Its ultimate allure, however, lies in its direct access to a private terrace, a secluded retreat offering pleasant, far-reaching sea views. Imagine starting your day with a morning coffee as the sun rises over the Mediterranean or unwinding with a sundowner while the evening hues paint the horizon – a truly idyllic setting.

The basement level, currently housing a secure garage and a functional laundry area, represents a canvas of limitless potential. Thanks to its clever design and direct, virtually level access to the garden and main terrace, this subterranean space is ripe for bespoke customisation. Envision transforming it into a luxurious self-contained guest apartment, a state-of-the-art home cinema, a professional-grade gym, a sophisticated wine cellar, or an expansive leisure zone – the possibilities are bounded only by imagination. This seamless indoor-outdoor transition elevates the basement from a mere utility area to an integral part of the home's entertainment and lifestyle offerings.

Beyond the interior, the property boasts a spacious, meticulously maintained garden and terrace, designed to embrace and enhance the celebrated Mediterranean climate all year round. This outdoor oasis provides an exquisite backdrop for al fresco dining, sunbathing, or hosting memorable gatherings under the Spanish sky. The verdant surroundings and ample space offer privacy and serenity, creating a harmonious extension of the indoor living areas and cementing the home’s appeal for those who cherish outdoor living.

The allure of this property is further amplified by its prime location in Seghers, one of Estepona's most coveted residential enclaves. Estepona, often referred to as the "Garden of the Costa del Sol," combines authentic Andalusian charm with modern amenities and an impressive infrastructure. Residents of Seghers benefit from immediate proximity to pristine beaches, picturesque promenades, world-class golf courses, and a vibrant gastronomic scene. The area offers excellent connectivity to international airports and luxury marinas, providing the perfect blend of peaceful residential living with easy access to all the luxuries and conveniences of the Costa del Sol. This is not just a home; it’s an entrance to an enriched lifestyle in a dynamic yet tranquil corner of Southern Spain.

This remarkably well-maintained villa, with its capacious rooms, boundless customisation potential, and prestigious address, represents an exceptional opportunity for the discerning buyer. It is more than a residence; it is an investment in a lifestyle of luxury, comfort, and enduring value in one of the region’s most established and sought-after residential areas. We invite you to discover the profound elegance and potential of this exquisite property, a true gem presented by Luxury Realty.

Features:

None, Air conditioning, Sea views, Private garden, None, Alarm system, Parking, Resale