

## Terraced Townhouse in Estepona

Reference: R5431387



Bedrooms: 3

Bathrooms: by request

M<sup>2</sup> Build size: 121

Price: 549,000 €

Status: Sale

Property Type: Terraced  
Townhouse

Parking places: by request

M<sup>2</sup> Plot Size:





## Overview:

Welcome to an exceptional opportunity presented by Luxury Realty: a truly captivating townhouse nestled within the highly sought-after, frontline beach urbanisation of Bahía Azul. Situated in a prime location just west of the vibrant and charming town of Estepona, this property embodies sophisticated coastal living on the sun-drenched shores of Southern Spain. Designed to embrace its enviable surroundings, this residence boasts a desirable south-facing orientation, ensuring an abundance of natural light throughout the day and offering tranquil garden vistas, complemented by enchanting partial sea views from its elevated upper floor. This is more than just a home; it's a gateway to an unparalleled Mediterranean lifestyle, where the soothing sounds of the waves are never far away.

Estepona, often referred to as the "Garden of the Costa del Sol," is a gem along the Andalusian coastline. This picturesque town seamlessly blends traditional Spanish charm with modern amenities, offering a relaxed yet vibrant atmosphere. Its beautifully preserved old town, adorned with colourful flower pots and quaint plazas, invites leisurely strolls, while its modern marina teems with fine dining establishments, chic boutiques, and lively bars. From championship golf courses and equestrian centres to pristine Blue Flag beaches and an array of water sports, Estepona provides a rich tapestry of activities for all ages and interests. Its strategic location offers excellent connectivity to Malaga and Gibraltar airports, making it an ideal base for both permanent residents and discerning holidaymakers seeking the quintessential Southern Spanish experience.

Upon entering the main level of this delightful property, you are greeted by an inviting entrance hallway that sets a tone of elegance and comfort. This leads seamlessly into a bright and generously proportioned living and dining area, meticulously designed for both intimate family moments and sophisticated entertaining. The focal point of this inviting space is a charming fireplace, promising cozy evenings during cooler months, while large sliding doors bathe the room in natural light and offer direct access to the magnificent outdoor living spaces. Adjacent to the living area, you will discover a fully fitted separate kitchen, a true chef's delight, equipped with high-quality appliances and ample counter space, ensuring culinary pursuits are a pleasure. Completing this level is a convenient and stylish guest toilet, enhancing the functionality and comfort of the home. The living area truly extends the living experience outwards, providing direct access to both covered and open terraces. These versatile outdoor havens are perfect for al-fresco dining, sunbathing, or simply unwinding with a book, all while enjoying the gentle sea breeze and the lush beauty of the surrounding gardens.

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Ascending to the upper floor, the residence continues to impress with its thoughtful layout, prioritizing comfort and privacy. Here, you will find the serene master bedroom, a true sanctuary designed for relaxation. This spacious retreat benefits from its own luxurious en-suite bathroom, featuring high-quality fixtures and finishes, creating a spa-like experience within the comfort of your home. Large windows ensure the room is bathed in natural light and, from certain vantage points, offer captivating partial sea views, a gentle reminder of your idyllic coastal setting. Additionally, this level accommodates two well-appointed guest bedrooms, each offering ample space and comfort for family members or visitors. These guest rooms share a meticulously designed bathroom, ensuring convenience and privacy for all. The intelligent distribution of space on this floor maximizes both utility and aesthetic appeal, providing a peaceful haven for all occupants.

Beyond the confines of the townhouse, residents benefit from exceptional community amenities and immediate access to the natural beauty of the Costa del Sol. The property boasts a private parking space located directly in front of the entrance, offering unparalleled convenience and peace of mind. This charming home is an integral part of a meticulously maintained community, characterized by its mature, verdant gardens that create a serene and picturesque environment. A standout feature of this exclusive urbanisation is its exquisite beachfront swimming pool, an oasis of relaxation where you can enjoy refreshing dips while overlooking the sparkling Mediterranean Sea. From your private terrace, you have the unique privilege of direct access to these lush gardens, which lead gracefully to the communal pool and, ultimately, to the pristine beach itself. Imagine stepping directly from your home onto a scenic promenade, perfect for invigorating morning walks or romantic evening strolls. This promenade conveniently connects you to the bustling Estepona Port, with its array of restaurants and leisure options, and the popular Playa del Cristo, known for its sheltered waters and family-friendly atmosphere. Furthermore, for added leisure and enjoyment, a second, larger communal swimming pool is also available within the expansive and beautifully landscaped grounds of the urbanisation, providing residents with ample choice for recreation.

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This remarkable property is ideally located, offering effortless access to a comprehensive range of amenities, including supermarkets, reputable schools, world-class golf courses, exquisite dining establishments, and vibrant entertainment venues, all within a short distance. Its unique blend of luxury, convenience, and an unparalleled coastal setting makes it an incredibly versatile asset. Whether you are searching for a permanent residence to establish roots in Southern Spain, a blissful holiday home to escape to, or a shrewd investment opportunity with significant rental potential in a high-demand area by the sea, this townhouse in Bahía Azul is perfectly poised to fulfil your aspirations. Embrace the opportunity to own a piece of paradise, where every day feels like a vacation, and the Mediterranean lifestyle is lived to its fullest.

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Features:

Beachfront, None, Pool, Air conditioning, Sea views, Private garden, None