

**Sales - House - Estepona**  
**405.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4818472**

**Community: 1,800 EUR / year**

**Estepona**



**2**



**2**



**115 m2**

**House**



**87 m2**

This wonderful semi-detached house is located in an exclusive urbanization practically on the beach, in the prestigious area of New Golden Mile, in Estepona East. This property represents an excellent opportunity for those looking to invest in a property with great profitability potential. This townhouse is distributed over two floors and has two main bedrooms, two full bathrooms and a large living room with direct access to a charming garden and the common areas of the urbanization where we can take a magnificent swim in the community pool and enjoy the sunny days. The semi-detached house is located in a quiet area and very well connected, with all the necessary services within walking distance. Nearby is a shopping center where you can satisfy all your shopping and leisure needs. In addition, there are several prestigious schools within a 10-minute walk, making it an excellent option for families with children. If you like to enjoy the beach, you will be delighted to know that this chalet is located just a few minutes from the coast. There are also numerous restaurants, beach bars and shops nearby, allowing you to enjoy a comfortable and relaxed life. If you prefer bus transportation, you will find several lines close to the geolocation of this chalet. These public transport options will allow you to easily get around the area and explore everything Estepona has to offer. As for the neighborhood, New Golden Mile is known for its quiet atmosphere and proximity to the beach. It is an ideal location for those looking for a relaxed lifestyle while still being close to all modern amenities. Additionally, the area has a wide range of outdoor activities, including renowned golf courses and hiking trails. Terraced house in New Golden Mile with a built size of 115 m2 in a plot of 87,37 m2 with a garden of 20,25 m2 distributed in 2 floors. Cuenta con 2 bedrooms,2 bathrooms,1 living room,1 kitchen,facing South, Private Parking  
 FACILITIES: Heating Pool

- |   |  |   |   |   |   |
|---|--|---|---|---|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Beachside</li> <li>✓ Village</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul> | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> </ul>  | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> </ul>                                | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>                     | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Garden</li> </ul>  | <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Courtesy Bus</li> </ul> |
| <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>  | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Private</li> <li>✓ Easy Maintenance</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Street</li> <li>✓ Private</li> </ul> | <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Telephone</li> </ul> | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Bargain</li> <li>✓ Cheap</li> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Reduced</li> <li>✓ Resale</li> </ul>   |