

Sales - House - Estepona
480.000€

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



Ref.-ID: R4850584

Estepona

House

Community: 2,520 EUR / year

IBI: 986 EUR / year

Rubbish: 141 EUR / year



3



2



218 m2

A lovely, luxurious 3 bed, 2.5 bath townhouse, located in a very desirable front line golf community in West Estepona - Must be seen to be appreciated! Upon entering the property, the first thing you notice is how light, modern and airy the property is. On the ground floor, as you enter the front door on the right hand side, there is a spacious fully fitted kitchen with Bosch appliances. The kitchen counters have been extended for more useful storage and have a built in breakfast bar with views to the mountains, sea and even Gibraltar on a clear day. Across the hallway is a guest WC and the hallway leads to a large lounge. This family area benefits from having an open fireplace which, in turn leads to a large terrace with a south-east orientation and benefits from having glass curtains, effectively extending the available living space. On the 1st floor there are 3 bedrooms all with fitted wardrobes, a spacious master bedroom with en-suite bathroom and jacuzzi bath and an extended terrace from which there are lovely views of the golf course and the Mediterranean Sea. There are 2 further double bedrooms which share a family bathroom with large shower. The whole property has marble floors throughout and new air conditioning/heating systems with pre installed ducting which is centralised on a home automation system which also controls all the electric shutter blinds with underfloor heating in all the bathrooms. The property boasts a huge private double garage and storage room with its own gate and driveway, which some other owners in the community have converted in to additional living space, or use as a gym, TV or games room. This space has internal access up to the property. The community offers lovely well-manicured gardens, 2 large swimming pools and 2 kiddie pools. 24 hour on site concierge service is included in the community fees for your security. The community is very conveniently located for easy access to Estepona, which is approx. 10 mins drive. The clubhouse of Azata Golf is only a few minutes walk, where one could enjoy breakfast and/or lunch and enjoy the breathtaking views of the Mediterranean across the golf course. The new high resolution hospital of Estepona is only a kilometre away with a busy shopping area at the foot of the valley, offering ALDI, Mercadona and chinese supermarkets, a pharmacy and several restaurants and bars. The community is ideally located for golf aficionados, with 3 golf courses very close by. Valle Romano & Estepona Golf are within 5 mins drive and Azata Golf a few mins walk, with many more within 30 mins drive. Malaga and Gibraltar airports are approx. 45-50 mins drive to the East & West respectively and access to the AP7 toll road is only 5 mins drive away, from which access to local tourist hotspots such as Sotogrande, Marbella, Puerto Banus etc. is very quick and easy, but with the N340 coastal highway also being only a few mins drive. Townhouse, Estepona, Costa del Sol. 3 Bedrooms, 2 Bathrooms, Built 218 m², Terrace 13 m². Setting : Urbanisation. Orientation : East. Condition : Excellent. Pool : Communal. Climate Control : Air Conditioning, Hot A/C, Central Heating, Fireplace, U/F/H Bathrooms. Views : Sea, Mountain, Country. Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Ensuite Bathroom, Marble Flooring, Double Glazing, Fiber Optic. Furniture : Optional. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, Electric Blinds, Entry Phone, Alarm System, 24 Hour Security, Safe. Parking : Underground, Private. Utilities : Electricity, Drinkable Water. Category : Investment, Resale.

Setting <ul style="list-style-type: none"> ✓ Urbanisation 	Orientation <ul style="list-style-type: none"> ✓ East 	Condition <ul style="list-style-type: none"> ✓ Excellent 	Pool <ul style="list-style-type: none"> ✓ Communal 	Climate Control <ul style="list-style-type: none"> ✓ Air Conditioning ✓ Hot A/C ✓ Central Heating ✓ Fireplace ✓ U/F/H Bathrooms 	Views <ul style="list-style-type: none"> ✓ Sea ✓ Mountain ✓ Country
Features <ul style="list-style-type: none"> ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Private Terrace ✓ Ensuite Bathroom ✓ Marble Flooring ✓ Double Glazing ✓ Fiber Optic 	Furniture <ul style="list-style-type: none"> ✓ Optional 	Kitchen <ul style="list-style-type: none"> ✓ Fully Fitted 	Garden <ul style="list-style-type: none"> ✓ Communal 	Security <ul style="list-style-type: none"> ✓ Gated Complex ✓ Electric Blinds ✓ Entry Phone ✓ Alarm System ✓ 24 Hour Security ✓ Safe 	Parking <ul style="list-style-type: none"> ✓ Underground ✓ Private
Utilities <ul style="list-style-type: none"> ✓ Electricity ✓ Drinkable Water 	Category <ul style="list-style-type: none"> ✓ Investment ✓ Resale 				