

**Sales - House - Estepona**  
**495.000€**

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**Ref.-ID: R4964965**

**Estepona**

**House**

**Community: 1,380 EUR / year**

**IBI: 446 EUR / year**

**Rubbish: 165 EUR / year**



**2**



**3**



**125 m2**

This exclusive SEMIDETACHED HOUSE, completely renovated and in excellent condition, is located in a well-maintained urbanization with low community fees, strategically situated on the outskirts of Estepona but within the town center. Its location is unbeatable, with a bus stop just a minute's walk away and a bus frequency every 30 minutes. It is also 10 minutes walking from the Marina, where you will find a wide range of commercial and leisure options, and 2 km from the town center, easily accessible by bike, taxi, or on foot. The beach is directly across, just a 5-minute walk away, and nearby there is a service station with a supermarket for added convenience. The access to the highway is located next to the urbanization, facilitating mobility. The property stands out for its brightness, with large windows that allow natural light to enter, and its south-facing orientation, ensuring privacy and a sunny environment. Its spectacular terrace, equipped with electric awnings and an elegant chill-out area, offers stunning views of the sea, Gibraltar, and the coast of Africa. Inside, the living-dining room with high ceilings and a fireplace adds distinction and warmth, while the spacious and modern kitchen, only three years old, offers ample storage capacity. Additionally, it has a guest toilet and spacious bedrooms with walk-in closets and designer bathrooms, with terraces that offer even more impressive views. The urbanization has communal parking and a pool with well-maintained gardens, ideal for relaxation. With authorized vacation rental, this property represents an excellent opportunity both for permanent residence and as an investment. We invite you to visit and discover everything that this magnificent duplex penthouse has to offer.

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|--|--|---|---|--|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Close To Forest</li> <li>✓ Close To Marina</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>✓ Excellent</li> <li>✓ Recently Renovated</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>   | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ Fireplace</li> </ul>   | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Country</li> <li>✓ Panoramic</li> <li>✓ Garden</li> <li>✓ Urban</li> <li>✓ Street</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Satellite TV</li> <li>✓ WiFi</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Optional</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> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Open</li> <li>✓ Street</li> <li>✓ More Than One</li> <li>✓ Communal</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>✓ Resale</li> </ul>  |  |   |   |  |  |