



## Townhouse for sale in Estepona, Estepona

**725,000 €**

Reference: R5199937   Bedrooms: 3   Bathrooms: 3   Build Size: 145m<sup>2</sup>   Terrace: 20m<sup>2</sup>





## Costa del Sol, Estepona

Discover this magnificent three-storey townhouse in the second line of the beach, only 50 metres from the Mediterranean Sea and right next to the scenic Senda Litoral coastal path – perfect for leisurely strolls or invigorating seaside workouts.

Boasting an enviable south-facing orientation, generous terraces, and 145 m<sup>2</sup> of impeccably designed living space, this property is ideal as a permanent residence or a luxurious holiday retreat.

### Ground Floor:

Spacious open-plan living-dining room with direct access to a charming private patio. Fully equipped independent kitchen and a convenient guest cloakroom.

### First Floor:

Master bedroom suite with en-suite bathroom and private terrace, plus a second double bedroom served by a full family bathroom.

### Second Floor:

Versatile loft space, ideal as a third bedroom, home office, or entertainment room, complete with a utility laundry area and a delightful rooftop terrace.

### Additional Features:

3 bedrooms | 3 bathrooms

Built-in wardrobes throughout

Air conditioning

Included garage parking space

South orientation for all-day sunshine

Terraces and balcony

Communal swimming pool in a secure, peaceful urbanisation

Nestled in an unbeatable, tranquil location with excellent connectivity – pharmacies, supermarkets, and shops just steps away, and Estepona's vibrant town centre only a 10-minute walk. Contact us today to arrange your exclusive viewing!



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		
Private Terrace		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Utility Room		
Fiber Optic		
Views	Setting	Condition
Garden	Commercial Area	Excellent
Courtyard	Beachside	
Street	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Beachfront	
	Town	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Private
	Alarm System	Covered