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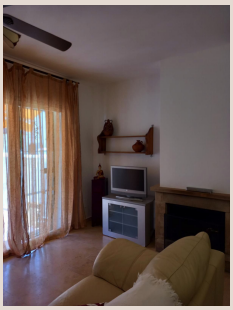
ESTEPONA

725,000 €

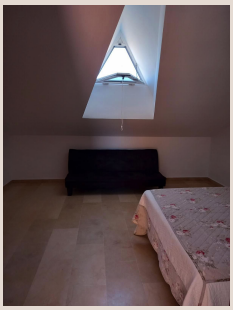
REFERENCE R5199937

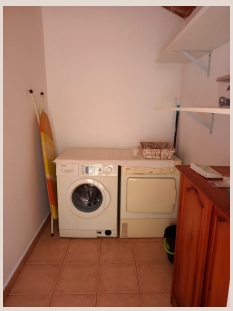
# Discover Your Mediterranean Dream: An Exclusive Three-Storey Townhouse in Estepona's Premier Coastal Enclave

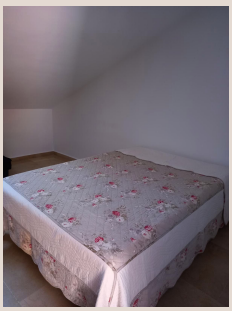
| 3 | 3 | 145 m² | 20 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |

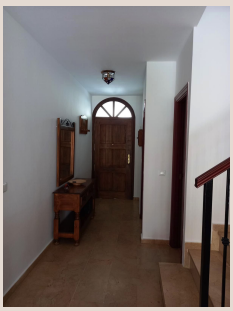












# Description

Luxury Realty is proud to present an unparalleled opportunity to acquire a truly exceptional three-storey townhouse, perfectly positioned on the highly sought-after second line of the beach in the vibrant heart of Estepona. This magnificent residence offers the quintessential Mediterranean lifestyle, being merely 50 metres from the serene embrace of the Mediterranean Sea and directly adjacent to the renowned Senda Litoral coastal path, an idyllic setting for leisurely morning strolls, invigorating seaside workouts, or simply soaking in the breathtaking coastal vistas. Please note, this highly coveted property is currently leased until September, reflecting its strong appeal and investment potential. Viewings will commence exclusively thereafter; we invite discerning buyers to register their interest now to be among the first to experience this remarkable home.

Boasting a prime south-facing orientation, this sun-drenched townhouse promises an abundance of natural light and warmth throughout the day, complementing its generous terraces and an expansive 145 m² of meticulously designed living space. This property stands as an ideal candidate for those seeking a permanent residence in a privileged coastal location or an indulgent, luxurious holiday retreat that captures the essence of sophisticated seaside living.

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## An Unrivalled Coastal Sanctuary in Estepona

Nestled within one of Southern Spain's most charming and rapidly appreciating destinations, this townhouse enjoys an enviable position in Estepona, often celebrated as the "Garden of the Costa del Sol." Estepona is renowned for its authentic Andalusian charm, characterized by picturesque cobblestone streets adorned with colourful floral balconies, a bustling marina, and an array of gastronomic delights ranging from traditional tapas bars to exquisite fine dining establishments. The town's vibrant centre, with its rich cultural heritage and modern amenities, is just a leisurely 10-minute walk from your doorstep, offering the perfect blend of tranquility and convenience.

The immediate surroundings of this property underscore its unbeatable location. Residents will delight in unparalleled convenience with pharmacies, gourmet supermarkets, and a selection of boutique shops just steps away, ensuring all daily necessities and desires are effortlessly met. The proximity to the Mediterranean Sea is not just a geographical fact but a lifestyle promise. Imagine waking to the sound of waves, enjoying a refreshing dip before breakfast, or taking a sunset stroll along the Senda Litoral, a beautifully developed coastal pathway that connects Estepona's stunning beaches and offers endless opportunities for outdoor enjoyment and connection with nature. This privileged setting provides a harmonious blend of peaceful seclusion within a secure, well-maintained urbanisation, yet remains exceptionally well-connected to the vibrant pulse of Estepona and the wider Costa del Sol.

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## Exquisite Interiors and Thoughtful Design

This magnificent townhouse is thoughtfully distributed across three levels, each designed to maximize comfort, style, and functionality:

### Ground Floor: Seamless Indoor-Outdoor Living

The journey into this exceptional home begins on the ground floor, featuring a spacious open-plan living-dining room. This elegantly appointed area serves as the heart of the home, offering ample space for relaxation and entertaining, with direct access to a charming private patio. This secluded outdoor space is perfect for al fresco dining under the stars, morning coffees, or simply unwinding in a tranquil setting. Complementing this level is a fully equipped independent kitchen, designed for culinary enthusiasts with ample counter space and storage, alongside a convenient guest cloakroom, adding to the practicality and thoughtful design of the home.

### First Floor: Private Sanctuaries

Ascending to the first floor reveals the private quarters, comprising a luxurious master bedroom suite. This serene haven features its own elegant en-suite bathroom, providing a private retreat, and boasts a private terrace – an intimate space for personal contemplation or enjoying partial views of the surroundings. A second generously proportioned double bedroom is also

located on this floor, offering comfort and privacy, and is served by a pristine full family bathroom, meticulously finished to high standards.

### Second Floor: Versatility and Rooftop Serenity

The crowning glory of this townhouse awaits on the second floor: a versatile loft space. This adaptable area offers endless possibilities, easily transforming into a comfortable third bedroom, an inspiring home office for remote work, or a vibrant entertainment room tailored to your desires. This floor thoughtfully incorporates a utility laundry area, ensuring domestic tasks are handled with ease and discretion. The true gem of this level, however, is the delightful rooftop terrace. This expansive outdoor area provides an elevated sanctuary for sunbathing, enjoying panoramic views, or hosting memorable gatherings under the Spanish sky.

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## Distinguished Features and Unparalleled Lifestyle

Beyond its prime location and thoughtful layout, this property is further enhanced by an array of premium features designed for a life of comfort and convenience:

- Three beautifully appointed bedrooms and three contemporary bathrooms, ensuring ample space and privacy for residents and guests alike.
- Integrated built-in wardrobes fitted throughout the property, maximising storage and maintaining a sleek, uncluttered aesthetic.
- Advanced air conditioning system providing climate control for optimal comfort in all seasons.
- A dedicated, secure underground garage parking space, offering peace of mind and convenience.
- Its enviable south orientation guarantees abundant natural light and warmth throughout the entire day, enhancing the living experience.
- Multiple private terraces and a charming balcony offer diverse outdoor spaces for relaxation and enjoyment.
- Access to an exclusive communal swimming pool set within a meticulously maintained, secure, and peaceful urbanisation, providing a refreshing oasis for residents.

This exceptional townhouse represents more than just a home; it embodies a sophisticated Mediterranean lifestyle. It offers the rare combination of an unbeatable, tranquil location with excellent connectivity to essential amenities and the vibrant life of Estepona. Whether you seek a permanent residence where every day feels like a holiday or a lucrative investment opportunity in a highly desirable coastal market, this property fulfills every aspiration.

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## Your Opportunity Awaits

Don't miss this extraordinary opportunity to own a piece of paradise in one of the most sought-after locations on the Costa del Sol. This is a rare chance to acquire a property that truly encapsulates luxury, convenience, and an idyllic seaside lifestyle. Contact Luxury Realty today to register your exclusive interest and ensure you are among the first to receive detailed information and arrange a private viewing when this magnificent townhouse becomes available in September. Our dedicated team is ready to assist you in making your Mediterranean dream a reality.

# Details

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|---|---|---|---|
| Reference | R5199937 | Property Type | Terraced Townhouse |
| Status | Sale | Price | 725,000 € |
| Bedrooms | 3 | Bathrooms | 3 |
| Build size | 145 m² | Plot Size | – |
| Terrace | 20 m² | Parking places | by request |

# Features

Beachfront, Pool, Air conditioning, Private garden, Alarm system, Parking

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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