

ESTEPONA

535,000 €

REFERENCE R5309197

An Exclusive Coastal Sanctuary: Panoramic Sea Views in Estepona's Prestigious Seghers

4	220 m²	33 m²	27 m²
BEDROOMS	BUILT	PLOT	TERRACE













Description

Discover an unparalleled opportunity to own a magnificent townhouse, now available at an exceptional price, nestled within the highly coveted residential enclave of Seghers. This esteemed address is celebrated as one of Estepona's most sought-after locations, offering an exquisite balance of tranquil sophistication and vibrant coastal living. Situated in the sun-drenched heart of the Costa del Sol, in the south of Spain, this property places you moments away from the bustling Estepona Marina, the idyllic shores of Playa del Cristo, and the enchanting, historic town centre with its picturesque cobbled streets and blooming floral displays.

This remarkable residence, boasting a generous 220 m² of meticulously crafted built area, is bathed in natural light thanks to its prime south-facing orientation. From the moment you step inside, you are captivated by a symphony of natural brightness, expansive interiors, and breathtaking panoramic vistas. Gaze upon the shimmering turquoise expanse of the Mediterranean Sea, the iconic silhouette of Gibraltar, and the mystical distant coastline of Africa – a truly spectacular backdrop that can be savoured from multiple rooms and expansive terraces, offering a constantly changing masterpiece of nature.

The home's thoughtful design unfolds across several levels, each thoughtfully appointed to maximize comfort and enjoyment. The main floor serves as the heart of the home, featuring a contemporary, fully fitted kitchen – a space designed for culinary delight and seamless entertaining. Adjacent to this, a convenient guest toilet adds to the functionality. The spacious and luminous open-plan living and dining area is an invitation to relaxation and social gatherings. Large glass doors seamlessly connect this elegant interior to a delightful private terrace, where open sea views provide an idyllic setting for sun-drenched breakfasts or unforgettable sunset dinners, creating cherished moments against a canvas of endless blue.

Ascending to the upper level reveals a truly unique and expansive attic-style bedroom. This private sanctuary offers not only generous space but also features its own private toilet, ensuring ultimate privacy and convenience. The exceptional views from this elevated vantage point are nothing short of inspiring, providing a serene retreat where one can unwind and marvel at the coastal panorama that stretches to the horizon. Imagine waking to the gentle glow of the sunrise over the Mediterranean or drifting off to sleep with the calming sound of the waves in the distance.

The lower level of this distinguished property is dedicated to luxurious repose and family comfort. Here, you will find the sumptuous master bedroom, an expansive haven complete with its own elegant en-suite bathroom, offering a private spa-like experience. Two additional well-proportioned bedrooms provide ample space for family or guests, complemented by another full, impeccably finished bathroom. This level also provides direct access to a magnificent private outdoor oasis: a welcoming 27 m² covered porch extends to a beautifully landscaped 33 m² garden. This exquisite outdoor area is an ideal setting for enjoying the glorious Costa del Sol climate throughout the year, whether it's for peaceful contemplation, lively barbecues, or simply basking in the sun.

Further enhancing the property's allure is an impressive and versatile multifunctional basement. This substantial space includes a generous lounge area, perfect for movie nights or quiet relaxation, a dedicated games area for family fun, a practical laundry room, and ample storage solutions. This invaluable additional living space offers endless possibilities, adapting to your family's needs and providing significant added utility and enjoyment.

This exquisite townhouse is equipped with an array of premium amenities designed for modern comfort and sustainable living. Residents will benefit from efficient air conditioning systems, ensuring optimal climate control throughout the year, and a state-of-the-art solar hot water system, contributing to energy efficiency and reduced utility costs. Practicality is further enhanced by the convenience of private parking located directly at the entrance of the property, providing ease of access and security. Every detail has been considered to offer a lifestyle of comfort, convenience, and understated luxury.

An exceptional added value, truly distinguishing this offering, is the inclusion of a share in the exclusive Club Babylon. This coveted membership grants privileged access to its pristine swimming pool and comprehensive communal facilities. Imagine leisurely days spent by the pool, socializing with neighbours, and enjoying the vibrant community spirit, all for a modest monthly fee – an unparalleled extension of your living space and an embodiment of the luxurious Estepona lifestyle.

This property represents more than just a home; it is an astute investment in one of Estepona's most refined residential areas. Whether you envision it as an idyllic permanent residence, a luxurious holiday home by the sea for memorable getaways, or a secure and appreciating asset, this townhouse caters to the most discerning buyer. It offers not only a privileged lifestyle but also the potential for significant capital growth in a region renowned for its desirability and continuous appeal. Embrace the opportunity to acquire a piece of paradise where breathtaking views, sophisticated living, and an enviable location converge.

Please note: The render pictures included are purely illustrative, showcasing the potential aesthetic if a comprehensive renovation were to be undertaken.

Details

Reference	R5309197	Property Type	Terraced Townhouse
Status	Sale	Price	535,000 €
Bedrooms	4	Bathrooms	by request
Build size	220 m²	Plot Size	33 m²
Terrace	27 m²	Parking places	by request

Features

Air conditioning, Sea views, Private garden, Parking