

ESTEPONA

549,000 €

REFERENCE R5402719

Experience Elevated Living: An Exquisite Townhouse in Estepona East, Costa del Sol

4	2	235 m²
BEDROOMS	BATHROOMS	BUILT













Description

Welcome to an exceptional opportunity to embrace the quintessential Mediterranean lifestyle in this magnificent townhouse, perfectly situated in the exclusive residential community of La Palmera. Nestled within the highly sought-after area of La Boladilla, in Estepona East, this property offers a privileged setting on Spain's illustrious Costa del Sol. Imagine waking up to sunshine in Southern Spain, with the vibrant energy of Estepona and the glamour of Puerto Banús just moments away.

La Palmera is a serene and intimate community, comprising only 42 homes distributed across two phases, ensuring a tranquil and private living experience. This elegant residence masterfully combines privacy, unparalleled comfort, and generous living spaces with superb connectivity. Residents benefit from effortless access to the A-7 motorway, connecting you to every desired destination. The area boasts beautiful sun-drenched beaches, world-renowned golf courses, prestigious international schools, gourmet restaurants, chic beach clubs, upscale shopping areas, and all essential amenities. This makes it an ideal sanctuary for permanent residency, a luxurious holiday retreat, or a shrewd investment opportunity.

Spanning an impressive approximate 235 m2 of built area and distributed over four thoughtfully designed levels, this versatile home is a testament to maximizing space, functionality, and abundant natural light throughout. Each floor unfolds with purpose, creating distinct zones for relaxation, entertainment, and personal enrichment.

The main floor extends a warm invitation with a bright and spacious living-dining room. Its seamless flow opens onto a delightful southwest-facing private terrace, an idyllic setting for al fresco dining, entertaining cherished guests, or simply unwinding under the warm afternoon sun, soaking in the Mediterranean ambiance. This level also features a fully equipped kitchen, a true culinary haven with ample storage space, complemented by a separate laundry room for added convenience, and a stylish guest toilet.

Ascending to the first floor, you'll discover three generously proportioned bedrooms, each fitted with elegant built-in wardrobes. Two sophisticated bathrooms serve this level; the master bedroom boasts its own luxurious en-suite, offering a private sanctuary, while the remaining bedrooms share a second full bathroom. Multiple terraces on this floor provide serene open views, encompassing glimpses of the sparkling sea, the beautifully manicured gardens, and the lush surrounding greenery, creating a sense of peace and connection to nature.

The top floor is a true gem, offering a fantastic multifunctional room that presents endless possibilities. Envision it as a serene fourth bedroom, a productive home office, a private gym, an inspiring art studio, a vibrant playroom, or a cozy family lounge. From this elevated vantage point, two additional terraces unveil breathtaking panoramic views of the Mediterranean Sea, the communal gardens, and the inviting swimming pool, making it the perfect spot for morning coffee or evening cocktails.

Adding significant value and unmatched convenience, the lower level of this property features a large multi-functional area, ideal for various uses. It includes a spacious storage room and an impressive private garage of approximately 74 m2, with ample capacity for up to four vehicles. This level also offers the remarkable possibility of enclosing part of the garage area to create additional private space, tailored precisely to the owner's evolving needs and desires.

One of the true highlights of residing in La Palmera is its beautifully maintained community. Residents are privileged to enjoy attractive, meticulously landscaped gardens that create an oasis of tranquility, along with a large communal swimming pool, currently undergoing a thoughtful renovation to enhance its appeal. This harmonious environment provides a peaceful and pleasant retreat throughout the year, fostering a sense of resort-style living.

The property further benefits from modern amenities such as split-type air conditioning for year-round comfort, elegant built-in wardrobes, a multitude of private terraces, exceptional storage capacity, an abundance of natural light streaming through generous windows, and a practical layout perfectly suited for both permanent residence and luxurious holiday use.

Key Features:

- Bright and spacious living-dining room

- 4 versatile bedrooms and 2 bathrooms plus guest toilet

- Approximately 235 m2 of meticulously designed built area
- Inviting southwest-facing private terrace
- Enchanting sea, garden, and pool views
- Large multifunctional top-floor room for ultimate flexibility
- Expansive private garage of approximately 74 m2, accommodating up to four vehicles
- Generous dedicated storage room
- Efficient split-type air conditioning
- Built-in wardrobes throughout for elegant organization
- Separate, convenient laundry room
- Large communal swimming pool and beautifully landscaped gardens
- Quiet and exclusive residential environment
- Excellent access to pristine beaches, world-class golf courses, the vibrant towns of Estepona, Marbella, and Puerto Banús
- An ideal choice as a permanent residence, a luxurious holiday home, or a strategic investment property

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This exceptional townhouse offers the perfect synergy of space, an enviable location on the Costa del Sol, a desirable lifestyle, and outstanding value within one of Estepona East's most attractive residential communities. This is a truly wonderful opportunity to immerse yourself in the very best of the Costa del Sol, whether you seek a permanent residence, a serene holiday retreat, or a sound investment in prime Spanish real estate.

Contact Luxury Realty today to arrange a private viewing and experience this truly special property for yourself. Your dream home awaits.

The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base will be the higher of the declared purchase price and the cadastral reference value (Article 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances.

Notary fees and Land Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost is between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees.

Administrative (gestoría) fees (if voluntarily engaged, with freely agreed fees): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL).

Total estimated cost for the buyer: €605,000.

This estimate is indicative ■and ■provided ■in ■accordance with ■Article ■20.1.c) ■TRLGDCU. ■The ■final amount ■will ■depend on ■the ■specific circumstances ■of ■the ■transaction ■and the buyer.

Agency ■fees ■are ■payable ■by ■the ■seller.

Details

Reference	R5402719	Property Type	Terraced Townhouse
Status	Sale	Price	549,000 €
Bedrooms	4	Bathrooms	2
Build size	235 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Pool, Air conditioning, Sea views, Private garden, Parking