

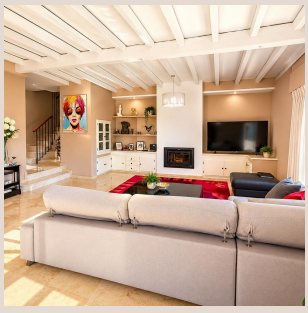
ESTEPONA

850,000 €

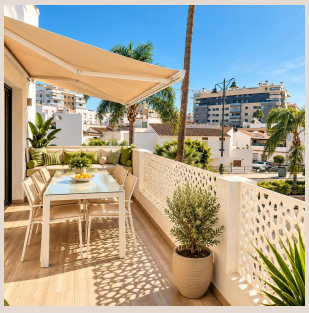
REFERENCE R5512450

Exquisite Townhouse in Estepona Town Center: A Southern Spanish Gem

4	4	195 m²
BEDROOMS	BATHROOMS	BUILT













Description

Discover an unparalleled living experience in the heart of Estepona, a jewel nestled on Spain's captivating Costa del Sol. Luxury Realty is proud to present a meticulously renovated townhouse, offering a harmonious blend of classic charm and modern sophistication within a prestigious gated community. This exceptional property is perfectly positioned in an established residential area, boasting not only excellent transport links but also immediate access to a wealth of amenities, making it an ideal sanctuary for discerning individuals and families alike.

A Location of Distinction: Estepona, Southern Spain

Estepona, often referred to as "The Garden of the Costa del Sol," epitomizes the quintessential Southern Spanish lifestyle. This vibrant coastal town, blessed with over 325 days of sunshine a year, offers a captivating blend of traditional Andalusian charm and contemporary conveniences. The property's prime location places you at the epicentre of everything Estepona has to offer, from its award-winning floral displays and picturesque cobblestone streets in the Old Town to its pristine blue-flag beaches, all within immediate reach.

Imagine waking up to the gentle sea breeze, with the glistening Mediterranean just a short stroll away. Within a mere 10-minute walk, you can immerse yourself in the golden sands and crystal-clear waters of La Rada Beach, perfect for sunbathing, swimming, or enjoying delectable seafood at charming chiringuitos. Equally close is Estepona's enchanting Old Town, a labyrinth of white-washed houses, vibrant plazas, and flower-filled balconies. Here, you'll find an exquisite array of gourmet restaurants, quaint tapas bars, artisanal boutiques, and essential services. This immediate access to a rich cultural and gastronomic scene is a true luxury, allowing residents to fully embrace the vibrant Spanish way of life.

Beyond Estepona itself, the strategic location in Southern Spain provides effortless connectivity to other renowned destinations. World-class golf courses, luxurious marinas like Puerto Banús, and Malaga's international airport are all within easy reach, solidifying this address as a gateway to the best of Andalucía.

Refined Interiors and Thoughtful Design

Step inside this charming townhouse and discover a sanctuary of comfort and style. Boasting a generous built area of 195 m² and a highly functional usable area of 137 m², this home provides ample space for relaxation and entertaining. The meticulously planned layout features four well-proportioned bedrooms, offering private retreats for every family member or guest. Complementing these are three luxurious full bathrooms, designed with contemporary fixtures and finishes, alongside a convenient guest toilet, ensuring utmost comfort and privacy.

Practicality meets elegance with integrated built-in wardrobes, seamlessly blending into the aesthetic while providing abundant storage. A standout feature is the property's advantageous south-facing orientation, ensuring interiors are consistently bathed in glorious natural light throughout the day. This creates a warm, inviting, and energy-efficient ambiance that truly enhances the living experience.

Constructed in 1989, this residence has been maintained to an impeccable standard, reflecting diligent care and thoughtful upgrades. Its robust construction and excellent general condition mean it is ready for immediate occupancy, offering peace of mind to its new owners. A truly invaluable asset, especially in a prime urban setting like Estepona, is the private, enclosed garage. This coveted feature provides secure parking, offering unparalleled convenience and protection for your vehicle, a significant advantage in the current competitive residential market.

Unmatched Convenience and Family-Friendly Living

The strategic positioning of this townhouse is a key component of its appeal, particularly for families seeking a blend of urban amenities and a peaceful residential environment. The area is exceptionally well-served by a comprehensive infrastructure, ensuring daily life is not just comfortable but effortlessly convenient.

Connectivity is seamless, with local bus stops located just a 5-minute walk away, facilitating easy access to public transport. For families, the proximity to educational facilities is an undeniable advantage. The nearest early childhood and primary school is situated approximately a 3–5 minute walk from the property, offering unparalleled convenience and peace of mind for daily commutes.

Every essential service is within immediate reach, underscoring the superior quality of life this location affords. A well-stocked supermarket is just 3–4 minutes away on foot. Healthcare needs are equally well-catered for, with a pharmacy and a health center available within a short 5-minute stroll. Furthermore, a dental clinic is also conveniently located approximately 5 minutes away, ensuring comprehensive care for all residents. This immediate access to essential services minimizes daily errands and maximizes leisure time, allowing you to fully enjoy the Estepona lifestyle.

A Prudent Investment in the Estepona Lifestyle

This exquisite townhouse represents more than just a home; it is a prudent investment in a coveted lifestyle within one of Southern Spain’s most desirable coastal towns. For families, the combination of its generous usable floor area, ample bedrooms, and unbeatable proximity to top-rated schools makes it an exceptionally attractive option in today's residential market. It offers the rare opportunity to reside in an established, tranquil community while enjoying the vibrancy of Estepona Town Center and the endless charm of the Costa del Sol.

Embrace the chance to own a piece of this Southern Spanish paradise. This meticulously renovated townhouse promises a life of comfort, convenience, and Mediterranean allure. We invite you to experience the refined elegance and exceptional location of this Estepona gem.

Details

Reference	R5512450	Property Type	Terraced Townhouse
Status	Sale	Price	850,000 €
Bedrooms	4	Bathrooms	4
Build size	195 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Air conditioning, Sea views, Parking, Holiday Home, Investment, Resale