

ESTEPONA

■■■■■■■■ Estepona

■■ 649 500 €

■■■■■■■■ R5476009

4	165 m²	35 m²
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This fully renovated 4-bedroom townhouse offers a comfortable and practical living benefitting from all the amenities in walking distance as well as the beach — including supermarkets, cafés, restaurants, pharmacies, and local services. The beach can be reached on foot in approximately 10 minutes, making it easy to enjoy the coastline without relying on a car. Families will also benefit from nearby international schools and healthcare facilities, all reachable within a 5–15 minute drive, reinforcing the property's suitability for year-round living. Positioned with a west-facing orientation, the home enjoys pleasant afternoon light, creating a warm atmosphere throughout the main living spaces and terraces. On the ground floor, the open-plan living area connects directly to a generous private terrace, creating an easy transition between indoor and outdoor living. This level also includes a guest toilet and an en-suite bedroom with its own kitchenette, ideal for visitors or stuff. Upstairs, three en-suite bedrooms provide privacy and comfort for everyday living. The main bedroom includes a bathroom with both a bathtub and walk-in shower, while an additional terrace adds outdoor space for relaxation. The property is located within a gated residential complex with access to a communal swimming pool, suitable for both adults and children. The setting is quiet and secure, making it a practical choice for both permanent living and holiday use. For connectivity, the property sits just minutes from the A-7 coastal road, allowing quick access in both directions: Around 10 minutes to Puerto Banús for shopping, dining, and marina lifestyle Approximately 15 minutes to Estepona centre, known for its promenade and old town Around 20 minutes to Marbella centre Approximately 45–50 minutes to Málaga Airport Several well-known golf courses are located within a short drive, including El Campanario Golf & Country Club and Atalaya Golf & Country Club, making this an appealing option for golf ■enthusiasts. ■ This ■townhouse ■represents a ■solid ■investment ■and ■a ■comfortable residence ■in ■one of ■southern ■Spain's most ■desirable ■locations, ■combining ■modern living, strong ■rental ■potential ■and ■a ■well-connected ■setting.

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