## Sales - House - Estepona

# 745.000€







**Ref.-ID: R5338810** **Estepona** **House**

**Community: 1,764 EUR / year** **IBI: 582 EUR / year** **3** **2.5** **190 m2** **40 m2**

Exclusive Townhouse in Seghers, Estepona, Just Steps from the Sea Located in the prestigious Seghers area, one of Estepona’s most established and sought-after residential zones, this elegant townhouse stands out for its spacious layout, natural light, and prime location just minutes from Playa del Cristo and the Marina. The property offers an excellent balance between comfort and strong investment potential, making it ideal both as a permanent residence and as a high-value investment. On the main floor, a bright and fully equipped kitchen with a breakfast area welcomes you with abundant natural light. This level also features a stylish living-dining room with parquet flooring, leading to a charming private terrace with a barbecue area — perfect for year-round outdoor living — with direct access to one of the three communal swimming pools. The first floor comprises two bedrooms, including a spacious master suite with a large walk-in wardrobe and a bathroom featuring a hydromassage bathtub and a separate shower. On the upper floor, a third bedroom with vaulted ceilings, a full bathroom, and access to a private terrace offers an exclusive and intimate space. The basement adds significant value to the property, featuring a gym area and a versatile space that can easily be converted into an independent apartment, thanks to its direct access to the garage with street exit. The gated community offers three communal swimming pools surrounded by landscaped areas, ideal for relaxation and enjoyment. A property full of character, in a prime location, with excellent potential in the heart of Estepona.

**Setting**
- ✔ Town
- ✔ Close To Shops
- ✔ Urbanisation

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Garden Views
- ✔ Pool Views
- ✔ Courtyard Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ Safe

**Parking**
- ✔ Garage
- ✔ Street Parking

**Utilities**
- ✔ Electricity

**Category**
- ✔ Resale