

**Sales - House - Estepona**

**511.000€**

[www.arbatestates.com](http://www.arbatestates.com)

+34 606 84 36 45

+34 602 51 80 97

[info@arbatestates.com](mailto:info@arbatestates.com)



**Ref.-ID: R5108179**

**Estepona**

**Community: 900 EUR / year**

**IBI: 540 EUR / year**



**3**



**1.5**



**109 m<sup>2</sup>**

Unique opportunity to live or invest on the Costa del Sol. This semi-detached house is located in Nueva Atalaya, one of the most sought-after areas of East Estepona. Its location is unbeatable: just minutes from the sea, close to renowned golf courses, and with easy access to the centre of Estepona and all its amenities. The property features three bedrooms, a full bathroom and a guest toilet, spread across 109 m<sup>2</sup> built (90 m<sup>2</sup> usable). It also offers a sunny 13 m<sup>2</sup> terrace and a private garden — perfect for relaxing, enjoying the great weather, or spending quality time with family outdoors. It also includes a spacious basement, perfect to convert into an additional bedroom, a games room, or a gym. Its excellent location, great potential and generous outdoor spaces make it an ideal option both as a permanent residence and as a solid investment in one of the most promising areas of the Costa del Sol.

**Setting**

- Close To Sea
- Close To Town

**Orientation**

- West

**Condition**

- Renovation Required

**Views**

- Garden
- Street

**Garden**

- Private

**Parking**

- Private