EK
ARBAT ESTATES

**Sales - House - Estepona**

**320.000€**

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**Ref.-ID: R5172778**

**Estepona**

**House**

**Community: 1,380 EUR / year**

**IBI: 315 EUR / year**

**3** **2** **80 m2** **80 m2**

Imagine waking up every morning in a peaceful setting, surrounded by greenery, with the freedom of enjoying your own private outdoor space and the excitement of shaping a home just the way you envision it. This charming semi-detached house in the gated Mar y Monte urbanisation, in Estepona, is more than just a property — it’s a blank canvas full of potential, ready to become your personal retreat or a smart investment with great future value. Located in one of the most up-and-coming areas of the Costa del Sol, just minutes from the beaches of Estepona and close to all essential services — schools, supermarkets, restaurants and leisure — this home offers comfort, privacy and excellent connectivity. Whether you're looking to live all year round, enjoy weekend escapes or generate income through short- or long-term rental, this is a smart choice. Set on a 140 m² plot, the house offers 65.73 m² of built area, spread over two levels, with existing extensions on both floors, allowing for more versatility and layout possibilities than usual. On the ground floor, a spacious living room with fireplace welcomes you in with warmth, leading to an open-plan kitchen and dining area, ideal for everyday living. From here, you access a private patio and terrace, a charming outdoor spot where you can enjoy sunny breakfasts, quiet afternoons or relaxed dinners with friends. Picture a chill-out area, an urban garden, or a peaceful place to unwind in total privacy. Upstairs, you’ll find two bright, spacious bedrooms and a full bathroom, as well as a third room that can serve as a home office, reading nook or be integrated into the main bedroom. There's also a generous landing area that could be transformed into a second lounge, kids’ playroom or creative workspace. Every corner of this home gives you the freedom to design it your way — from a master suite with walk-in wardrobe, to a home office or a personalised relaxation zone. The Mar y Monte urbanisation is known for its peaceful, secure, and family-friendly environment. It features two communal swimming pools and landscaped gardens, perfect for making the most of the Mediterranean climate year-round. Its quiet setting offers a true sense of retreat, yet with quick access to main roads and everything you need close by. The property does require renovation, but that’s exactly its greatest advantage: you’re not paying for someone else’s style — you get to create your own, tailor-made to your taste and needs. It’s a fantastic opportunity to add value with a smart, well-planned renovation in an area with rising demand. For just €320,000, this house is one of the most attractive opportunities on the market in Estepona. Ideal for families looking to grow, young couples with vision, international buyers seeking a second home, or investors who understand the long-term value of location and potential. Don't let this chance pass you by. With a bit of vision and thoughtful renovation, this could become the kind of home you'll never want to leave. "Final Price: 320,000 €. In compliance with current regulations, we hereby inform you that this price includes estate agency fees. Notary fees, Land Registry fees and taxes (ITP or VAT) are not included, as these are variable amounts that depend on the buyer's personal circumstances."

**Setting**
- ✔ Commercial Area
- ✔ Urbanisation

**Orientation**
- ✔ East Facing

**Condition**
- ✔ Restoration Required

**Pool**
- ✔ Communal Pool

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

**Features**
- ✔ Private Terrace

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

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

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Street Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Cheap
- ✔ Investment
- ✔ Reduced