

Sales - House - Estepona
470.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



Ref.-ID: R5191624

Estepona

House

Community: 2,736 EUR / year

IBI: 1,000 EUR / year

Rubbish: 148 EUR / year



3



2.1



196 m2

Located within the peaceful surroundings of Azata Golf, Santa Maria villas is an exclusive gated community offering privacy, comfort, and timeless style. The urbanization combines the tranquility of a residential setting with the convenience of nearby amenities — just a 10-minute drive from the centre of Estepona and 5 minutes from supermarkets, restaurants, schools, and pharmacies. This beautifully maintained townhouse blends Andalusian charm with modern elegance, featuring marble floors, a graceful staircase, and refined decorative finishes throughout. The property opens to a bright entrance hall leading to a fully fitted kitchen and dining area overlooking the landscaped gardens. A guest bathroom and direct access to the private garage and basement storage provide extra comfort and practicality. The spacious living room features a fireplace and large patio doors opening onto a sun-drenched terrace with sea and golf views. The terrace is enclosed with glass curtains, creating an additional year-round living area — ideal for relaxing or entertaining. Upstairs are three generous bedrooms, all with fitted wardrobes. The master suite includes an en-suite bathroom and a private balcony, while the other two bedrooms share a modern family bathroom and each enjoy a Juliette balcony. Residents can enjoy two large swimming pools, surrounded by beautifully landscaped gardens. This property also includes a private garage and extra storage, making it an excellent choice as a permanent residence, holiday home, or rental investment.

Setting <div>✔ Urbanisation</div>	Orientation <div>✔ East</div>	Condition <div>✔ Excellent</div>	Pool <div>✔ Communal</div> <div>✔ Children`s Pool</div>	Climate Control <div>✔ Air Conditioning</div> <div>✔ Fireplace</div>	Views <div>✔ Sea</div> <div>✔ Golf</div> <div>✔ Country</div> <div>✔ Panoramic</div>
Features <div>✔ Covered Terrace</div> <div>✔ Fitted Wardrobes</div> <div>✔ WiFi</div> <div>✔ Utility Room</div> <div>✔ Ensuite Bathroom</div> <div>✔ Marble Flooring</div> <div>✔ Double Glazing</div> <div>✔ Fiber Optic</div>	Furniture <div>✔ Not Furnished</div>	Kitchen <div>✔ Partially Fitted</div>	Garden <div>✔ Communal</div>	Security <div>✔ Gated Complex</div> <div>✔ Electric Blinds</div> <div>✔ Entry Phone</div> <div>✔ 24 Hour Security</div>	Parking <div>✔ Underground</div> <div>✔ Private</div>
Utilities <div>✔ Electricity</div> <div>✔ Drinkable Water</div>	Category <div>✔ Bargain</div>				