EK
ARBAT ESTATES

Sales - House - Estepona

636.000€

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Ref.-ID: R5199874 **Estepona** **House**

Community: 600 EUR / year **IBI: 764 EUR / year** **Rubbish: 152 EUR / year** **5** **4** **189 m2**

TOWNHOUSE IN CALVARIO AREA, ESTEPONA Located in a private, quiet, and well-connected residential area, this property is just a few minutes' walk from the old town and the seafront promenade. Its privileged location also allows for quick access from the main roads of the Costa del Sol. A perfect setting to enjoy comfort and quality of life or to live by the Mediterranean. A home that combines spaciousness, light, and warmth in every corner, designed to become the home where unforgettable memories are created. On the main floor, we find a bright living-dining room with a fireplace and a cheerful kitchen with a breakfast bar open to the living room, allowing for social connection between both spaces. From the living room, the large windows that span the entire facade connect directly to a private garden converted into a patio of approximately 80 m², where there is the possibility of building your own private swimming pool. On the first floor, you'll find three bedrooms with built-in wardrobes and a bathroom with a jacuzzi, a terrace of approximately 10 m² with unobstructed views of the Sierra Bermeja mountains, and a laundry room. The top floor comprises a double bedroom with a sloping ceiling and direct access to another private terrace with unobstructed views. This suite features its own full bathroom with a whirlpool tub and built-in wardrobes. In the basement, there is a separate apartment with its own kitchen and bathroom, and access to a large private garage with space for several vehicles. Don't miss this opportunity and schedule a visit with us! In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, please note that notary, registration, and property transfer tax (ITP) expenses are not included in the price. Real estate brokerage fees are included. The consumer has the right to receive a copy of the corresponding Abbreviated Information Document (DIA) for the property.

Setting
- ✔ Town
- ✔ Village
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ North Facing
- ✔ South Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Fireplace

Views
- ✔ Mountain Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Basement

Kitchen
- ✔ Fully Fitted Kitchen

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone
- ✔ Gas

Category
- ✔ Resale