

**Sales - House - Estepona**  
**469.000€**

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**Ref.-ID: R5296366**

**Estepona**

**House**

**Community: 600 EUR / year**

**IBI: 305 EUR / year**

**Rubbish: 95 EUR / year**



**3**



**1.5**



**95 m2**



**25 m2**

Charming fully renovated townhouse located in the prestigious Seghers area, just a short walk from Estepona Port and Playa del Cristo. An ideal property both as a permanent residence and as a secure investment on the Costa del Sol. The property offers 3 bedrooms and 2 bathrooms, with a modern and functional layout. The kitchen flows seamlessly into the dining and living area, creating a bright, open-plan space that is both welcoming and perfect for everyday living or entertaining. It features a private garden and terrace with south-facing orientation and sea views, ideal for enjoying the sun and natural light throughout the day. Additional features include a loft space, separate laundry room, and storage room, providing extra comfort and practical storage. A key added value is that the property has a tourist use license. making this property an excellent investment opportunity for both holiday and long-term rentals. Located just 200 metres from the beach, with a bus stop within walking distance, the property offers easy access to all services, shops, and leisure areas without the need for a car. The urbanisation is surrounded by green areas, offering a peaceful, well-maintained environment, and also provides ample outdoor parking spaces. An excellent opportunity for those looking to live close to the sea or invest in a high-demand area of Estepona with strong rental potential. Don't miss this opportunity — contact us for more information or to arrange a viewing.

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|---|--|---|---|--|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>    | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Near Transport</li><li>✓ Storage Room</li></ul> |
| <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Kitchen-Lounge</li></ul>   | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>    | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>                 |  |   |