EK
ARBAT ESTATES

Sales - House - Estepona

535.000€

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











Ref.-ID: R5309197 **Estepona** **House**

Community: 840 EUR / year **IBI: 627 EUR / year** **Rubbish: 133 EUR / year** **4** **3.5** **220 m2** **33 m2**

REDUCED IN PRICE!!Exclusive townhouse with stunning sea views located in the prestigious residential area of Seghers, one of Estepona’s most sought-after locations thanks to its tranquillity and its close proximity to the Marina, Playa del Cristo and the charming historic town centre. The property, offering 220 m² of built area and a south-facing orientation, stands out for its brightness, generous space and spectacular panoramic views of the Mediterranean, Gibraltar and Africa, which can be enjoyed from several rooms and terraces. The house is distributed over several levels. The main floor features a fully fitted kitchen, guest toilet and a spacious, light-filled living and dining area with direct access to a pleasant terrace with open sea views, perfect for sunny breakfasts or sunset dinners. On the upper level there is a large attic-style bedroom with private toilet and exceptional views. On the lower level you will find the spacious master bedroom with en-suite bathroom, two additional bedrooms and another full bathroom, with direct access to the private outdoor area consisting of a cosy 27 m² porch and a 33 m² garden, an ideal space to enjoy the Costa del Sol climate all year round. The property also benefits from a large multifunctional basement including a lounge area, games space, laundry room and storage, providing valuable additional living space for family life. Features include air conditioning, a solar hot water system and private parking directly at the entrance of the property. As an important added value, the owner includes the share in Club Babylon, allowing access to its swimming pool and communal facilities for a montly fee. An ideal property as a permanent residence, holiday home by the sea or a secure investment in one of Estepona’s finest residential areas. The render pictures are just to see how it would look if a total reform was carried out.

Setting
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Panoramic Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Street Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Solar water heating

Category
- ✔ Bargain