

**Sales - House - New Golden Mile**  
**550.000€**

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**Ref.-ID: R5358379**

**New Golden Mile**

**House**

**Community: 4,440 EUR / year**

**IBI: 663 EUR / year**

**Rubbish: 130 EUR / year**



**3**



**3**



**110 m2**

Charming Three-Bedroom Townhouse in the Beachfront Community of Villacana, Estepona’s New Golden Mile Set within the picturesque beachfront development of Villacana on Estepona’s New Golden Mile, this delightful three-bedroom townhouse offers an appealing blend of traditional Andalusian charm and modern comfort. Tucked away in a peaceful and private position, the property is accessed via charming pedestrian pathways lined with vibrant bougainvillea and native planting, leading from the secure communal parking and amenities. The home enjoys excellent privacy, with walled patios to both the front and rear, as well as direct gated access to the pool area. Inside, the property retains its authentic character with wooden-framed windows and traditional shutters, complemented by thoughtful updates for easy, modern living. The ground floor features a spacious, family-friendly kitchen and dining area that flows through to a light and welcoming living room, which in turn opens onto the south-west facing main patio—perfect for seamless indoor-outdoor living. A guest cloakroom with shower completes this level. Upstairs, there are two bright and generously sized double bedrooms with ample built-in storage and private balconies overlooking the charming courtyard patios, along with a third, smaller double bedroom ideal as a children’s room or guest space. The bathrooms are well-appointed and filled with natural light; one offers a spacious shower, while the other features a stylish corner bathtub. Villacana is renowned for its tranquil, village-like atmosphere, designed to emulate a traditional Andalusian pueblo. Residents enjoy beautifully landscaped communal gardens, winding pedestrian pathways, and an abundance of flowering plants that create a truly distinctive setting. The beach and coastal path are less than a five-minute walk from the front door. Within the community, a wide range of amenities are available, including four swimming pools, restaurants, a beach bar, hairdresser, small supermarket, tennis courts, and even stables for beachside horse riding. Larger supermarkets and the nearby towns of Estepona and San Pedro de Alcántara are easily accessible by car or public transport. This property represents an excellent investment opportunity, with strong potential for holiday rental income, while also serving as a charming permanent residence or an ideal lock-up-and-leave holiday home for couples and families alike.

**Setting**

- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation
- ✓ Front Line Beach Complex

**Orientation**

- ✓ South West

**Condition**

- ✓ Excellent

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Garden
- ✓ Courtyard

**Features**

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Fiber Optic

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Private

**Security**

- ✓ 24 Hour Security

**Parking**

- ✓ Communal

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Photovoltaic solar panels

**Category**

- ✓ Golf
- ✓ Holiday Homes
- ✓ Resale