

**Sales - House - Estepona**  
**495.000€**

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**Ref.-ID: R5383693**

**Estepona**

**House**

**Community: 2,400 EUR / year IBI: 600 EUR / year**

**Rubbish: 120 EUR / year**



**4**



**3**



**156 m2**



**69 m2**

Semi-Detached House, Estepona, Costa del Sol. Built 156 m<sup>2</sup>, Terrace 69 m<sup>2</sup>, Garden/Plot 219 m<sup>2</sup>. Setting : Commercial Area, Close To Town, Urbanisation. Orientation : East, South. Condition : Good. Pool : Communal. Climate Control : Pre Installed A/C, Fireplace. Views : Urban. Features : Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Paddle Tennis, Marble Flooring, Barbeque. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Communal, Private, Easy Maintenance. Security : Gated Complex. Parking : Open, Street, More Than One, Private. Utilities : Electricity, Drinkable Water. Discover this charming Mediterranean-style semi-detached house, located in the exclusive Residencial Diana urbanization, surrounded by beautiful gardens. You'll fall in love with it from the first moment. Situated within a private residential complex, this home boasts 156 square meters of living space and a spacious 70-square-meter garden. It offers bright and airy rooms, creating a warm and inviting atmosphere. Fully furnished and ready to move in. The house is accessed via a porch surrounded by beautiful plants, leading to a spacious entrance hall. From here, you'll find a separate kitchen, perfect for cooking enthusiasts, with a laundry area and pantry, and direct access to the garden. A cozy and spacious living-dining room features a fireplace, ideal for cozy winter evenings, and opens directly onto a beautiful garden with fruit trees: lemon, avocado, laurel, and more. This makes it the perfect place to relax on the Costa del Sol. This home stands out not only for its functional layout but also for its privileged and tranquil setting. The staircase leads to the second floor, where a spacious entrance hall distributes access to a master bedroom with an en-suite bathroom and a sun terrace, perfect for sunbathing, an office, a double bedroom with a balcony, a single bedroom with a balcony, and an additional bathroom. All bedrooms have built-in wardrobes. The second floor is designed as a relaxation and sports area, offering a versatile space for well-being, with a south-facing sun terrace, ideal for enjoying sunrises and sunsets year-round. There is also the possibility of adding a basement level. The exterior is equally impressive: a beautiful garden with a communal swimming pool, barbecue area, and paddle tennis court invites you to enjoy the pleasant weather and tranquility of a very quiet and exclusive residential development, ideal for sharing unforgettable moments with friends and family. The property also features pre-installation for air conditioning and excellent construction quality. The fantastic orientation of the house and the abundance of natural light in all rooms are particularly noteworthy. Strategically located near the N340 exit, surrounded by all necessary amenities such as supermarkets, shops, banks, clubs, etc., less than 2 minutes away and just 5 km from Puerto Banús, 9 km from Estepona, and 13 km from Marbella. A bus stop is less than 4 minutes from the house, and a footbridge provides direct access to the beach in under 15 minutes on foot. This house offers the perfect combination of privacy and convenience. With a southeast orientation, you can enjoy the sun all day long. It also includes three parking spaces. Don't miss the opportunity to live in a privileged setting. Contact our team of licensed professionals for more information!

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|--|---|--|--|--|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Commercial Area</li> <li>✓ Close To Town</li> <li>✓ Urbanisation</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ East</li> <li>✓ South</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> </ul>       | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>  | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Pre Installed A/C</li> <li>✓ Fireplace</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Urban</li> </ul>  |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Paddle Tennis</li> <li>✓ Marble Flooring</li> <li>✓ Barbeque</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>         | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Private</li> <li>✓ Easy Maintenance</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> </ul>                                 | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Open</li> <li>✓ Street</li> <li>✓ More Than One</li> <li>✓ Private</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>   |   |  |  |  |  |