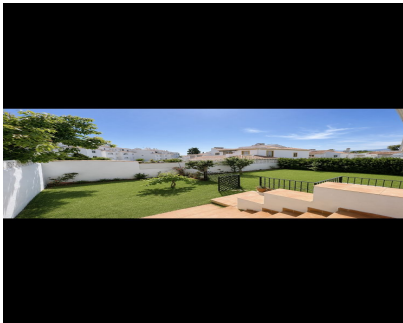


**Sales - House - Estepona**  
**585.000€**

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**info@arbatstates.com**



**Ref.-ID: R5395972**

**Estepona**

**House**

**Community: 924 EUR / year**

**IBI: 482 EUR / year**

**Rubbish: 116 EUR / year**



**4**



**3**



**340 m2**

Discover this magnificent corner townhouse located in the exclusive area of Nueva Atalaya, Estepona — an ideal location both for year-round living and as an investment opportunity. The property offers 340 m<sup>2</sup> built and stands out for its excellent orientation, enjoying natural light and sunshine throughout the day. It features 4 spacious bedrooms, 3 full bathrooms, a fantastic private garden of approximately 90 m<sup>2</sup>, and pleasant outdoor areas including a terrace and patio. The garden also provides enough space to build a private swimming pool, making this property an even more exclusive option and perfect for enjoying the Costa del Sol lifestyle all year round. In addition, the property includes a large 90 m<sup>2</sup> basement with multiple possibilities, ideal for creating an independent apartment, entertainment area, gym, or guest accommodation, offering excellent rental and investment potential. The urbanization offers communal areas, and the house is equipped with air conditioning, fitted wardrobes, balcony, laundry room, and appliances. An excellent opportunity in one of the most sought-after areas of the Costa del Sol, close to golf courses, amenities, schools, and just a few minutes from Puerto Banús and the beach. Ideal as a permanent residence, holiday home, or investment with high potential.

**Setting**

- ✓ Town
- ✓ Beachside
- ✓ Close To Sea

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Solarium
- ✓ Storage Room
- ✓ Basement

**Category**

- ✓ Bargain
- ✓ Beachfront
- ✓ Cheap
- ✓ Investment

**Orientation**

- ✓ South

**Furniture**

- ✓ Fully Furnished

**Condition**

- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Room For Pool

**Garden**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning

**Security**

- ✓ Gated Complex

**Views**

- ✓ Garden

**Parking**

- ✓ Covered
- ✓ Street
- ✓ Communal