EK
ARBAT ESTATES

**Sales - House - Estepona**

**478.000€**

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**Ref.-ID: R5417014**

**Estepona**

**House**

**Community: 2,556 EUR / year**

**3** **2** **196 m2**

Townhouse with Tourist License in Exclusive Estepona Residential Complex We present this magnificent 196 m² townhouse, located in a quiet and well-maintained private residential complex in Estepona, just 5 minutes from the beach and surrounded by all the necessary amenities for daily life: supermarkets, schools, medical centers, and a hospital. The property offers an excellent layout and spacious rooms. It has 3 bedrooms, 2 full bathrooms, and 1 guest toilet, as well as a cozy living room with a fireplace, ideal for enjoying at any time of year. The fully furnished and equipped kitchen combines functionality and convenience for everyday use. One of its greatest attractions is its large terrace, perfect for relaxing, enjoying the Mediterranean climate, or sharing pleasant moments with family and friends. It also features a private enclosed garage, providing added convenience and security. Located within an exclusive gated community with concierge service, this property boasts excellent communal areas, including beautifully landscaped gardens, two communal swimming pools, and a pleasant social club. As an added bonus, the property has a tourist license, making it an excellent opportunity for either a permanent or holiday residence, or as a high-yield investment in one of the most sought-after areas of the Costa del Sol. This home combines location, spaciousness, amenities, and investment potential, just minutes from the sea and with all comforts within easy reach. PRICE: €478,000 + TAXES OFFER SUBJECT TO POSSIBLE ERRORS, OMISSIONS, PRICE CHANGES, OR ANY OTHER MODIFICATION WITHOUT PRIOR NOTICE.

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ North Facing
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Fireplace

**Views**
- ✔ Country Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security

**Parking**
- ✔ Underground Parking
- ✔ Garage
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

**Category**
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale