EK
ARBAT ESTATES

Sales - House - Estepona

435.000€

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











Ref.-ID: R5460409 | **Estepona** | **House**

Community: 2,220 EUR / year | **IBI: 800 EUR / year** | **Rubbish: 130 EUR / year** | **3** | **3** | **162 m2**

Furnished 3-Bedroom Townhouse with Large Garden in Estepona Golf An excellent opportunity to acquire a spacious, modern townhouse in Green Golf, Estepona Golf, surrounded by greenery and located directly within the Estepona Golf area. This attractive 3-bedroom townhouse offers approximately 162 m² of constructed space, including 24 m² of terraces, distributed over two floors. The property is sold furnished and ready to enjoy, making it equally suitable as a permanent residence, holiday home or investment property. The ground floor features a bright and spacious open-plan living and dining area with direct access to the terrace and large private-use garden, creating an excellent indoor-outdoor living space for dining, entertaining and enjoying the Costa del Sol climate. The fully equipped kitchen integrates naturally with the living area, while a guest toilet completes this level. Upstairs are three bedrooms and two bathrooms, providing comfortable accommodation for families and guests. The property also benefits from its own dedicated private-use parking space immediately in front of the townhouse. Green Golf is an attractive residential development characterised by its landscaped communal gardens and large communal swimming pool, offering a peaceful environment in the heart of Estepona Golf. Despite its tranquil golf setting, the property is conveniently located within easy reach of Estepona town centre, beaches, supermarkets, shopping facilities and international schools, as well as the many golf courses and leisure facilities of the western Costa del Sol. Property highlights • 3 bedrooms • 2 bathrooms + guest WC • Approx. 162 m² constructed • Approx. 24 m² of terraces • Distributed over two floors • Large private-use garden • Furnished • Dedicated private-use parking space • Large communal swimming pool • Beautiful landscaped communal gardens • Located within Estepona Golf • Close to beaches and amenities • Easy access to Estepona town centre • Close to international schools • Excellent permanent residence or holiday home • Strong investment potential An excellent investment opportunity With its combination of generous accommodation, outdoor space, golf location and proximity to Estepona and the coast, this property represents an attractive opportunity for buyers seeking both lifestyle and investment potential on the Costa del Sol. Viewing highly recommended.

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

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Country Views
- ✔ Garden Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Domotics
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone
- ✔ Solar water heating

Category
- ✔ Bargain
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale