EK
ARBAT ESTATES

**Sales - House - Estepona**

**1.200.000€**

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**Ref.-ID: R5460658**

**Estepona**

**House**

**Community: 4,200 EUR / year**

**2** **2** **105 m2** **206 m2**

Charming 2-bedroom, 2-bathroom townhouse located in the highly sought-after beachfront community of Villas Andaluzas in Estepona. The property offers the same attractive split-level layout as other homes within the development, but remains largely unrenovated, presenting an excellent opportunity for a buyer to modernise and create a bespoke home in one of Estepona’s most established frontline beach communities. The accommodation is distributed across multiple levels and includes a bright living area with direct access to the terrace, a separate fitted kitchen, two well-proportioned bedrooms and two bathrooms. One of the main highlights is the generous private outdoor space. The property benefits from a large sunny terrace with plenty of room for dining, entertaining and sunbathing, together with pleasant views over the mature communal gardens and towards the sea. There is also additional private patio space surrounded by greenery, giving the home a particularly attractive indoor-outdoor feel. The traditional Andalusian architecture, whitewashed façades, terracotta detailing and mature landscaping give the property plenty of character, while the existing layout offers strong potential for a stylish contemporary renovation. Villas Andaluzas is an established frontline beach development known for its low-density layout, mature gardens, large communal swimming pool and direct access towards the beach. The setting offers a peaceful residential atmosphere while remaining just a short walk from Estepona town centre, the marina, restaurants, supermarkets, golf courses and all local amenities. For buyers looking for a property they can renovate to their own taste, this represents a rare opportunity to secure a home with excellent outdoor space and significant potential in a highly desirable beachfront location. Ideal as a permanent residence, holiday home or renovation investment .

| **Setting** | **Pool** | **Furniture** | **Kitchen** | **Parking** |
|---|---|---|---|---|
| ✔ Beachfront | ✔ Communal Pool | ✔ Fully Furnished | ✔ Fully Fitted Kitchen | ✔ Covered Parking |