EK
ARBAT ESTATES

Sales - House - Estepona

749.000€

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











Ref.-ID: R5496211

Estepona

House

IBI: 949 EUR / year

Rubbish: 80 EUR / year

5 **4** **214 m2** **192 m2**

Unique Two-Property Home in an Up-and-Coming Estepona Location A fantastic opportunity to acquire a highly versatile property in an increasingly sought-after residential area of Estepona, within walking distance of a wide range of everyday amenities and with the town and surrounding areas easily accessible. What really sets this property apart is that it offers two separate dwellings on the same plot, creating a wealth of possibilities for its new owner. The main residence is arranged over several levels and is complemented by an independent second property, making this an interesting option for an extended family, guests, older children, a home office or simply for buyers looking for additional independent living space. The property offers generous accommodation throughout, together with several outdoor areas and terraces, including a particularly spacious upper terrace with open views across the surrounding area.While perfectly usable in its current condition, the property also presents an exciting opportunity for modernisation and improvement, allowing a new owner to create something very individual and potentially add significant value. The surrounding neighbourhood is undergoing considerable development, with numerous newer properties being built in the area, while retaining the enormous advantage of being in an established part of Estepona where you can walk to shops, services and other amenities. Offered at €749,000, this is a property that needs to be viewed to fully appreciate the amount of accommodation, flexibility and potential it offers — particularly the benefit of having two separate properties within one purchase.

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

Orientation
- ✔ South Facing
- ✔ South West Orientation
- ✔ West Facing

Condition
- ✔ Good Condition

Pool
- ✔ Room For Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Courtyard Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Utility Room
- ✔ Staff Accommodation
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Gated Complex

Parking
- ✔ Street Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Bargain
- ✔ Cheap
- ✔ Distressed
- ✔ Investment
- ✔ Resale