EK
ARBAT ESTATES

Sales - House - Estepona

715.000€

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











Ref.-ID: R5500495 **Estepona** **House**

Community: 4,728 EUR / year **IBI: 973 EUR / year** **Rubbish: 148 EUR / year** **3** **2** **165 m2**

TOWNHOUSE WITH GARDEN IN PARAISO HILLS, ESTEPONA. EXCELLENT OPPORTUNITY – TOWNHOUSE WITH GARDEN AND DIRECT ACCESS TO THE SWIMMING POOL Costa Golf Real Estate presents this attractive 156 m² townhouse, distributed over two floors and ideally located on the Costa del Sol. A particularly appealing property for those looking for a peaceful residential setting, generous outdoor spaces and easy access to some of the area's best golf courses. The property offers a comfortable and practical layout, with three bedrooms, two bathrooms, a guest toilet, a spacious garden and direct access from the garden to the communal swimming pool, making it an excellent choice as a permanent residence or holiday home on the Costa del Sol. SPACIOUS AND FUNCTIONAL LAYOUT OVER TWO FLOORS The ground floor features a separate kitchen, guest toilet and a spacious living and dining area, which forms the heart of the home. Next to the kitchen, there is an additional room offering great versatility. It could easily be used as a separate dining area, home office, workspace or additional storage room, depending on the needs of the new owner. From the living room, there is access to a pleasant glass-enclosed terrace, creating an additional living space that can be enjoyed throughout most of the year and providing a seamless connection between the interior and the garden. The upper floor is dedicated to the sleeping area and comprises three bedrooms and two bathrooms. GARDEN WITH DIRECT ACCESS TO THE SWIMMING POOL One of the main highlights of this property is its spacious garden, providing an ideal outdoor area to enjoy the Costa del Sol climate. The garden offers direct access to the communal swimming pool, an especially convenient feature for families and anyone looking to make the most of the development's outdoor areas. The combination of the enclosed terrace, garden and swimming pool creates several indoor and outdoor living areas, making this a particularly enjoyable home throughout the year. A PRIME LOCATION FOR GOLF LOVERS The property enjoys a strategic location surrounded by some of the most renowned golf courses in the area. Within easy reach are Atalaya Golf & Country Club, El Paraíso Golf Club, Real Club de Golf Guadalmina, El Campanario Golf, Los Arqueros Golf & Country Club and the golf courses around Capanes, making this an excellent location for golf enthusiasts and those looking to enjoy the Costa del Sol lifestyle. Its location combines the peace and privacy of an established residential area with convenient access to restaurants, shops, services, beaches and the main destinations along the Costa del Sol. An excellent opportunity for anyone looking for a townhouse with a garden on the Costa del Sol, within an established residential area and in a particularly attractive location for enjoying golf and the Mediterranean lifestyle. Contact us for further information or to arrange a viewing.

Setting
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Ensuite Bathroom

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden

Parking
- ✔ Covered Parking
- ✔ Open Parking
- ✔ Street Parking

Utilities
- ✔ Drinkable Water

Category
- ✔ Golf
- ✔ Investment