EK
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**Sales - House - Estepona**

**695.000€**

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**Ref.-ID: R5534290**

**Estepona**

**House**

**3**

**3**

**120 m2**

Renovated townhouse with direct beach access in Bahía Azul, Estepona From the garden to the beach without leaving the complex. This fully renovated townhouse is located in Bahía Azul, a frontline beach complex in Estepona, and is set over three floors. The ground floor is arranged around the living room, with a wood-burning stove with built-in oven and two sliding doors opening onto the garden. A small change in level with a glass balustrade separates it from the dining area, which leads into the fitted kitchen, with a window to the outside. This floor also has a guest WC under the stairs. Wood-effect floors and ducted hot and cold air conditioning. The first floor holds the three bedrooms and two full bathrooms. The master bedroom has built-in wardrobes, an en-suite bathroom with double sink and shower, and access to a private covered terrace. The other two bedrooms, also with built-in wardrobes, share a full bathroom with a bathtub. The open-plan basement, of around 35–40 m², works well as a gym, games room or storage. In summer, life moves to the private garden: pergola, awning and built-in barbecue for lunches and dinners outdoors. A gate leads directly to the communal gardens. The private covered parking space is right at the entrance to the house. The complex has two swimming pools, a padel court, extensive gardens and direct access to the beach and the seafront promenade. Estepona town centre is 5 minutes away by car, Marbella 20 minutes and Málaga airport 50 minutes. A renovated home, ready to move into, with the beach at the end of the communal gardens. FEATURES Direct beach access from the complex Frontline beach complex Fully renovated Ducted hot and cold air conditioning Wood-burning stove with built-in oven Fitted kitchen Built-in wardrobes in all three bedrooms En-suite bathroom with double sink Guest WC Private covered terrace off the master bedroom Private garden with pergola, awning and built-in barbecue Direct gate access from the garden to the communal gardens Open-plan basement of around 35–40 m² Private covered parking space at the entrance Two communal swimming pools Padel court Tropical gardens with ponds Alarm system 5 minutes by car from Estepona town centre

**Setting**
- ✔ Beachfront
- ✔ Beachside
- ✔ Port
- ✔ Village
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation
- ✔ Front Line Beach Complex

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Cold A/C
- ✔ Central Heating
- ✔ Fireplace

**Views**
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Games Room
- ✔ Paddle Tennis
- ✔ Tennis Court
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Barbeque
- ✔ Courtesy Bus
- ✔ Basement
- ✔ Fiber Optic

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System

**Parking**
- ✔ Covered Parking
- ✔ Private Parking

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

**Category**
- ✔ Beachfront