EK
ARBAT ESTATES

Sales - House - Estepona

530.000€

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Ref.-ID: R5538976 **Estepona** **House**

Community: 1,080 EUR / year **IBI: 614 EUR / year** **Rubbish: 189 EUR / year** **3** **3** **101 m2** **100 m2**

Beachfront townhouse in El Pirata, Estepona Some homes have a sea view. In this one you hear the waves from your bed. This terraced townhouse sits frontline beach in the gated complex El Pirata, directly on El Velerín beach, with the promenade right outside the door. THREE LEVELS, EACH WITH ITS OWN OUTDOOR SPACE The house faces south. You enter onto a dining terrace of around 25 m² with plants. Behind it are the spacious living room with open designer kitchen and fireplace, and an extra room (currently an office) with its own en suite bathroom. The first floor has two bedrooms, both with en suite bathroom and sea views. From this level you step onto the large terrace, with views as far as Gibraltar on clear days. A spiral staircase leads to the roof terrace: sunsets over the sea and complete privacy. READY TO RENT The property is sold fully furnished and ready to move into. A tourist rental licence is in place and the community of owners has approved tourist rentals in the complex. The house is vacant and available immediately. FEATURES Air conditioning (hot and cold), fully fitted kitchen, storage room, jacuzzi, communal garden, parking and a fenced, gated complex. Building a private pool is possible subject to approval. LOCATION El Velerín beach on your doorstep, within walking distance of the IKOS resort and beach clubs such as Antigua Beach and Villa Padierna Beach Club. - Estepona centre: approx. 15 minutes - Puerto Banús: approx. 15 minutes - Marbella: approx. 25 minutes - Málaga airport: approx. 1 hour

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Sea
- ✔ Urbanisation
- ✔ Front Line Beach Complex

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

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

Views
- ✔ Sea Views
- ✔ Beach Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Jacuzzi

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Open Parking

Category
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Resale