EK
ARBAT ESTATES

Sales - House - Estepona

589.000€

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







Ref.-ID: R5543173 **Estepona** **House**

Community: 3,000 EUR / year **IBI: 730 EUR / year** **Rubbish: 160 EUR / year** **3** **2.5** **175 m2**

Living on the fairway: townhouse in Green Golf, Estepona Golf Picture a morning when you step out onto the terrace with your coffee. The sun is already high, the pool sparkles besides you, and beyond it the green of the golf course runs all the way to the horizon. That is how an ordinary day starts in this frontline golf townhouse in Estepona Golf. On the ground floor, the fully equipped kitchen flows straight into the bright living and dining room. This is where you cook, talk and unwind, and because the house faces south-west, the sun comes in until late afternoon. From the living room you step right out onto the private terrace, overlooking the gardens, the pool and the golf course. If it gets too warm, roll out the sun awning and the whole terrace is in shade. Upstairs are three bedrooms with fitted wardrobes and two bathrooms. The main bedroom has its own en-suite bathroom. It is a quiet floor to unwind after a day on the course or at the beach. The basement has two private parking spaces and a storage room. There is also space to spare for those who look further ahead: with a smart layout, it could become a fourth bedroom, a home office or a hobby room of your own. The complex has well-kept gardens and a large communal pool with wide views over the golf course. It is quiet and safe, the kind of place where you close the door behind you and truly come home. The beach, shops and restaurants are a short drive away, and the centre of Estepona is within a 15-minute drive. The property has a short-term rental licence, so it can go many ways. You can live here under the Spanish sun, use it as a holiday home, or rent it out as an investment when you are not there. Key features • 3 bedrooms and 2.5 bathrooms, one of them en-suite • 224 m² built, including approx. 50 m² of terrace • South-west facing, frontline golf • Basement with 2 private parking spaces and storage room • Communal pool and gardens • Short-term rental licence • Sold unfurnished

Setting
- ✔ Country
- ✔ Close To Town
- ✔ Close To Forest
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

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

Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Basement

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

Utilities
- ✔ Electricity

Category
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale