

Продажа - Дом - Estepona  
**548.000€**

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



**Ref.-ID: R5293558**

**Estepona**

**Дом**

**Коммунальные: 840 EUR / год**

**ИБИ: 650 EUR / год**

**Мусор: 160 EUR / год**



**4**



**2**



**133 m2**

This spacious townhouse is located in the sought-after Seghers area of Estepona, a highly desirable enclave thanks to its proximity to the town centre, the marina, and the charming Playa del Cristo. The property boasts breathtaking panoramic views of the sea and Gibraltar, while its south-facing orientation ensures exceptional natural light throughout the day, creating warm, inviting spaces and a wonderful sense of openness in every corner. The home features three generous bedrooms, an attic space, one full bathroom and a guest toilet, as well as a large open-plan living area with a kitchen and lounge designed to enhance comfort, fluidity, and a feeling of spaciousness in everyday living. It also includes a remarkably large basement, perfect for additional storage, a games room, a gym, or any use you may wish to give it. One of the most enchanting elements of this property is its private garden, a delightful outdoor haven where lemon trees, fig trees, pomegranate trees, and other fruit varieties flourish, bringing freshness and a truly Mediterranean atmosphere. It is the ideal spot to enjoy outdoor living, whether with family or in peaceful moments of relaxation. The development belongs to an intimate community of just 15 homes, surrounded by beautifully maintained communal gardens that provide a serene and harmonious setting. Nearby, you will find parks, schools, sports facilities, and a wide range of services, making daily life easier and ensuring excellent connectivity to all essential amenities in Estepona. Thanks to its proximity to the sea, its incomparable views, and the prestige of the area, this townhouse represents an exceptional opportunity—both as a permanent residence and as an investment in one of the most desirable areas of the Costa del Sol.

**Расположение**

- ✓ Порт
- ✓ Рядом с портом
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с портом

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Состояние**

- ✓ Нужен ремонт
- ✓ Недавно отремонтированная

**Климат-контроль**

- ✓ Кондиционер

**ВИД**

- ✓ Море
- ✓ Панорамный
- ✓ Сад

**Особенности**

- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Кладовка
- ✓ Подвал

**Мебель**

- ✓ Полностью меблированный
- ✓ По желанию

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Приватный
- ✓ Простой в уходе

**Парковка**

- ✓ Более чем один
- ✓ Общая
- ✓ Приватная

**Коммунальные услуги**

- ✓ Солнечный нагрев воды