EK
ARBAT ESTATES

Продажа - Дом - Estepona

589.000€

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

Коммунальные: 3,000 EUR / год **ИБИ: 730 EUR / год** **Мусор: 160 EUR / год** **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

Расположение
- ✔ Загородный
- ✔ Рядом с городом
- ✔ Рядом с лесом
- ✔ Урбанизация

ОРИЕНТАЦИЯ
- ✔ Юго-Западная ориентация

Состояние
- ✔ Отличное состояние

бассейн
- ✔ Коммунальный бассейн

Климат-контроль
- ✔ Кондиционер
- ✔ Кондиционер холодного воздуха
- ✔ Кондиционер горячего воздуха

ВИД
- ✔ Вид на горы
- ✔ Гольф Просмотров
- ✔ Страна Просмотров
- ✔ Сад Просмотров
- ✔ бассейн Просмотров

Особенности
- ✔ Крытая терраса
- ✔ Встроенные шкафы
- ✔ Приватная терраса
- ✔ WiFi
- ✔ Кладовка
- ✔ Ванная комната
- ✔ Подвал

Мебель
- ✔ Без мебели

Кухня
- ✔ Полностью оборудованная кухня

Сад
- ✔ Общий сад

меры безопасности
- ✔ Огражденный комплекс

Парковка
- ✔ гараж
- ✔ Крытая парковка
- ✔ Частная парковка

Коммунальные услуги
- ✔ Электричество

Категория
- ✔ Гольф
- ✔ Дома для отдыха
- ✔ Инвестиции
- ✔ Перепродажа