



## M?STSKÝ D?M 5 LOŽNICE

📍 Estepona

**REF# R4821088 – 485.000€**

IBI

780 €/YEAR

Garbage

141 €/YEAR

Community

2160 €/YEAR



5

Ložnice



3.5

Koupelny



207 m<sup>2</sup>

Built



50 m<sup>2</sup>

Plot



34 m<sup>2</sup>

Terrace

Discover Your Dream Escape in Estepona East – A Serene Andalusian Haven

Step into a world where modern luxury meets timeless Andalusian charm in this stunning Estepona

townhouse for sale. Nestled in the coveted area of Bel Air, Estepona East, this magnificent 3-storey home is more than just a property—it's a sanctuary. With 5 spacious bedrooms, 3 elegant bathrooms, and a guest toilet, this Andalusian style property on the Costa del Sol offers the perfect blend of comfort and sophistication, ideal for creating cherished memories with family and friends.

### A Home to Savor Every Moment

Imagine starting your day with the sun kissing your face as you stroll through this vibrant neighbourhood. Just a short 600-meter walk away, you can pick up freshly baked bread from local shops, or grab your essentials from nearby supermarkets and amenities. When you crave the sea, the golden sands of Costalita Beach are just 1200 meters away. Here, the Mediterranean waves beckon you to unwind, while beach clubs, restaurants, and a scenic seafront promenade invite you to explore Estepona's coastal charm, making it the ideal holiday home in Estepona near the beach.

### A Sanctuary of Light and Space

As you enter the ground floor, you're greeted by a beautifully renovated kitchen—a chef's delight with its expansive breakfast area, American-style fridge freezer, and top-of-the-line Siemens appliances. The open-plan living and dining area, bathed in natural light, features a cozy glazed fireplace, perfect for relaxing evenings. Step out onto the covered terrace and private garden, where you can bask in the southern sun all day long in your luxury townhouse with garden in Estepona.

### Unwind in Spacious Elegance

The first floor boasts a generous landing area leading to three beautifully appointed bedrooms, all with ample built-in wardrobes. Two of these rooms share a contemporary bathroom, while the third is a luxurious en-suite with its own private terrace. Wake up each morning to serene views of your garden, and let the tranquillity set the tone for your day.

The second floor is a private retreat, home to the master bedroom suite, where luxury takes centre stage. The en-suite bathroom features a stunning dual shower, perfect for unwinding after a long day. Adjacent to the master suite is a versatile space currently used as a dressing room, but easily transformed into a fifth bedroom if desired.

### An Investment in Lifestyle and Leisure

This Estepona property with a rental license is not just a dream home—it's a savvy investment. With a touristic holiday rental license and a loyal client base, this home generates a substantial income, with rates of €200 per night during peak seasons and €175 in the off-season. The current owners maintain privacy by only renting the property with 3 bedrooms, keeping the entire second floor as their own personal haven. This flexible arrangement allows you to cover annual costs and even generate additional income, making it a prime investment property in Estepona.

### A Golfer's Paradise and a Beach Lover's Delight

For golf enthusiasts, the prestigious Flamingos Golf Course is just 1,500 meters away, along with the renowned 5-star Anantara Villa Padierna Hotel, offering a world-class spa and breathtaking views over a

natural lake. The surrounding Championship Golf Courses—Flamingos, Alferini, and Tramores—are the epitome of a golfer's dream, making this golf property on the Costa del Sol an ideal base for both beach and golf lovers alike.

### The Best of Estepona at Your Doorstep

Estepona's vibrant centre, with its long, sandy beaches, picturesque Old Town, and bustling harbour, is just a 7-minute drive away. The town's ever-growing cultural scene, with events and activities for all ages, ensures there's always something to do, making this modern townhouse in Estepona not just a retreat, but a gateway to the best of Costa del Sol living.

Whether you're looking for a permanent residence, a holiday getaway, or a smart investment, this stunning townhouse offers it all. Don't miss the opportunity to make this dream home yours—contact us today to schedule a viewing.

Townhouse, Estepona, Costa del Sol.

5 Bedrooms, 3.5 Bathrooms, Built 207 m<sup>2</sup>, Terrace 34 m<sup>2</sup>, Garden/Plot 50 m<sup>2</sup>.

Setting : Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation.

Orientation : South East, South, South West.

Condition : Good, Recently Refurbished.

Pool : Communal.

Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace.

Views : Sea, Garden.

Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Solarium, WiFi, Ensuite Bathroom, Marble Flooring, Fiber Optic.

Furniture : Optional.

Kitchen : Fully Fitted.

Garden : Communal, Private, Landscaped, Easy Maintenance.

Security : Gated Complex.

Parking : Open, Communal.

Utilities : Electricity, Drinkable Water, Telephone.

Category : Holiday Homes, Investment, Luxury, Resale.







