



## SEMI-DETACHED HOUSE WITH 3 BEDROOMS

📍 Estepona

**REF# R4765885 – 700.000€**

IBI

415 €/YEAR



3  
Beds



2  
Baths



200 m<sup>2</sup>  
Built



54 m<sup>2</sup>  
Terrace

**FOR SALE: Semi-Detached House in Estepona: Luxury and Comfort Minutes from the Beach WITH COMMERCIAL SPACE**

Welcome to your future home in the heart of Estepona! This semi-detached house is more than just a residence; it is a sanctuary where every detail has been thought out to offer you comfort and style in an unbeatable location.

#### Perfect Location

Imagine living just a four-minute walk from the beach, in the center of Estepona, surrounded by shops, restaurants, and all the services you might need. This house provides the convenience of having everything at your fingertips while enjoying the tranquility of a residential area.

#### Spacious and Bright Areas

With 200 m<sup>2</sup> of built space, this house is spread over several levels, offering spacious and bright areas. Upon entering, you are greeted by marble floors that reflect the natural light flooding every corner. The large, fully equipped kitchen is the heart of the home, perfect for preparing delicious meals while enjoying clear views of the street and the mountains.

#### Terraces and Rooftop

- Main Terrace: 24 m<sup>2</sup>, ideal for outdoor dinners and moments of relaxation.
- Rooftop: 30 m<sup>2</sup>, perfect for sunbathing and enjoying panoramic mountain views. These outdoor spaces are your little oases where you can relax and unwind.

#### Dream Bathrooms

The two full bathrooms are equipped with hydro massage cabins that include therapy lights, providing a personal relaxation space where you can recharge after a long day. They are very spacious and modern.

#### Comfort and Technology

Air conditioning in the living room and the master bedroom ensures a cool environment throughout the year. Additionally, the solar energy system provides hot water, which is not only eco-friendly but also economical. The Genesis water softener ensures that the water throughout the house is of the best quality.

#### Versatile Space

On the ground floor, a 50 m<sup>2</sup> commercial space with a street-level terrace 19m<sup>2</sup> offers multiple possibilities. It can be used as a profitable business, a spacious garage for three cars, or even transformed into a second home. The versatility of this space adds unique value to the property.

#### Extras

A storage room provides additional storage space.

#### Unique Opportunity

This house is not just a residence; it is an opportunity to live in one of the best locations in Estepona, enjoying all modern comforts in a privileged setting. It is perfect for those seeking a home where every day feels like a vacation. Having a house in the center along with a spacious, street-level commercial space is an unparalleled advantage.

Come discover your new home and fall in love with every detail! This is an opportunity you don't want to miss.





