



## TOWNHOUSE WITH 4 BEDROOMS

📍 Estepona

**REF# R4767499 – 599.950€**

IBI

671 €/YEAR

Garbage

141 €/YEAR

Community

1740 €/YEAR



4

Beds



3

Baths



182 m<sup>2</sup>

Built



39 m<sup>2</sup>

Terrace

South East facing Sea view redesigned townhouse situated within an exquisite exclusive Front Line Beach Urbanization comprising of 38 bespoke exceptionally spacious luxury townhouses located beside the 5\* Kempinski Hotel and Laguna Village on the New Golden Mile Estepona, an exclusive desirable beachside

residential zone with a purpose built beach paseo, a short walk from the entrance of the Historic Cultural Town of Estepona a heaven of beautiful shops, restaurants, fabulous long perfect sandy beaches and incredible nightlife.

The house is complimented throughout with polished white herringbone marble flooring, beautiful Mayfair wood panelled carpentry, Persian window blinds, mosquito blinds, vented and wall mounted air conditioning, Ceiling fans and automatic lounge terrace enclosure.

Upon entry, a renovated and redesigned open plan white contemporary kitchen finished with luxury black granite surfaces and high standard appliances features a window offering stunning views to the Sierra Bermeja Mountains.

The entrance corridor leads into a truly relaxing TV lounge with a new L shaped contemporary grey sofa from double French doors and offers views onto the tropical hedges of the terrace, lounge is styled with contemporary furniture featuring a luxury Marble surround fireplace and wide picture windows for access to a spacious dining & relaxation terrace with a notable wall to wall tropical hedge and steps to a romantic private patio area offering views to the sea. A spacious cloakroom, a storage closet and guest toilet also featured at the entrance level.

The first floor level features a Master Bedroom en-suite, a Guest Bedroom, a Sea view terrace and 2 bathrooms. The master bedroom is complimented with a super king sized bed and offers picture doors leading to a private relaxation terrace offering views to the Sea, a renovated contemporary bathroom and a separate dedicated open closet room adjacent to the bedroom suite.

The double Guest bedroom with vanity desk offers stunning views to the swimming pool and mountains, features an ample mirrored wardrobe area and a separate upgraded guest bathroom with a bathtub.

The Roof Top level features an interior chill out lounge with access via double doors onto the fabulous 30m<sup>2</sup> solarium offering Sea views designed with contemporary light grey porcelain tiling complimented with a purpose built exterior shower under the sky, a wall integrated BBQ and ample dining and sunbathing space therein.

The entire basement level is fully redesigned and renovated as a separate apartment offering 2 further spacious bedrooms, a laundry room, a toilet with a separate shower room, chill out TV area and a spacious separate wardrobe & storage room, the area has a purpose built secure entrance door with 2 front windows introducing an abundance of natural light to the basement level.

Furniture is included in the price.

Residents Urbanization Swimming Pool is designed within tropical palm gardens. An excellent on Site Restaurant with interior and exterior dining is open all year round.

The urbanisation is accessed via secure automatic Gates with CCTV inside the grounds. Area roaming security presence 24/7.

2 minutes walk along the paseo to The famous Laguna Village, several Beaches, Beach Restaurants & to The Kempinski Hotel. 20 minutes on foot to Estepona Historic Town.

Exclusive Residential Living Experience with High Rental and Resale Investment Potential.



