



## TOWNHOUSE WITH 2 BEDROOMS

📍 Costalita

**REF# R5410348 – 750.000€**

IBI

575 €/YEAR

Garbage

128 €/YEAR

Community

420 €/YEAR



2  
Beds



2  
Baths



158 m<sup>2</sup>  
Built

Frontline Beach Townhouse with Direct Senda Litoral Access and Stunning Sea Views A rare opportunity to own a frontline beach townhouse with uninterrupted Mediterranean views, direct access to the coastal pathway, and an enviable location just steps from the sand. Situated in one of the most sought-after residential areas on the New Golden Mile, this beautifully positioned home offers the perfect blend of permanent living and holiday lifestyle. Nestled between Estepona and San Pedro Alcántara, the property

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enjoys easy access to international schools, golf courses, sports facilities, supermarkets, restaurants, cafés, and every convenience of nearby Cancelada village, while El Saladillo Beach is quite literally on your doorstep. Hidden behind private gates, the property forms part of an exclusive micro-community of just five well-maintained townhouses. The intimate setting offers a sense of privacy and security rarely found in beachfront properties, with generous parking available for both residents and visitors. The home is further enhanced by a modern alarm system, intercom entry, and remote gate access. From the moment you step inside, the spectacular sea views immediately command attention. Visible from almost every room, the ever-changing backdrop of the Mediterranean creates a truly special atmosphere throughout the home. The main living level comprises a fully fitted kitchen, a bright and welcoming living room, a versatile home office which could be used as an occasional guest bedroom, a guest bathroom, and a useful storage cupboard. Large glass curtains enclose the terrace, creating an additional living space that can be enjoyed year-round. During the warmer months, the glass panels fold away completely, seamlessly connecting the private terrace and garden. A gate from the garden opens directly onto the Senda Litoral, allowing you to stroll along the coastline towards Estepona or Marbella, or simply walk to one of the nearby beach bars for lunch, dinner, or sunset drinks by the sea. Upstairs, two generous double bedrooms offer ample built-in storage and share a family bathroom. Both bedrooms enjoy direct access to a private balcony overlooking the Mediterranean, providing the perfect spot to relax and unwind while taking in the panoramic sea views. The owners within this boutique community work together efficiently to manage and maintain the development, avoiding the expense of external administrators. The advertised community fee relates to the wider El Saladillo urbanisation, maintained by the EUC El Saladillo. Whether you are searching for a permanent residence, a lock-up-and-leave holiday home, or an investment in a prime beachfront location, this exceptional townhouse offers a lifestyle that is increasingly difficult to find on the Costa del Sol. Viewing is highly recommended to fully appreciate the unique setting, privacy, and outstanding sea views this property has to offer.



