



**Property type :** Semi-detached house

**Location :** Estepona

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Private

**Orientation :** Southwest

**Views :** Sea views

**Parking :** Open private parking

**House area :** 325 m<sup>2</sup>

**Plot area :** 213 m<sup>2</sup>

- ✓ Guest house
- ✓ Storage room
- ✓ Basement
- ✓ White goods

- ✓ Fitted wardrobes
- ✓ Fireplace
- ✓ Terrace
- ✓ Airconditioning

- ✓ Golf property
- ✓ Central heating
- ✓ Solarium



We present this superb semi-detached house in Estepona, situated frontline golf, with stunning views over the golf course and side sea views. With a built area of 325 m<sup>2</sup> on a plot of 213 m<sup>2</sup>, this property offers a generous and well distributed space to enjoy a comfortable and exclusive lifestyle.

The property is distributed over four floors. On the semi-basement floor, of 65 m<sup>2</sup>, we find a large open-plan space with natural light, a window and a bathroom, currently divided to offer an additional bedroom with built-in wardrobe and a large multi-purpose room, as well as a closed storage room under the staircase.

On the ground floor, the house features a 30 m<sup>2</sup> courtyard entrance with a charming fountain, an entrance hall, toilet, kitchen, and a spacious living/dining room opening onto a 14.46 m<sup>2</sup> covered terrace and a 60 m<sup>2</sup> private garden, perfect for enjoying the Mediterranean climate.

The first floor houses the master bedroom, which includes an en suite bathroom, dressing room and access to a private terrace of 14.46 m<sup>2</sup>. In addition, there are two single bedrooms and a secondary bathroom. On the solarium floor, measuring 78.10 m<sup>2</sup>, there is a laundry room of 12 m<sup>2</sup>.

The south and west facing property is situated in a gated community with a communal swimming pool and ample off-street parking directly in front of the property.

This house is perfectly located only 3 km from schools, beaches, shopping centres, a high resolution hospital, hotels and several golf courses. The centre of Estepona is only 10 km away, making it an excellent choice for both living and holidaying.

Estepona offers a perfect balance of modernity and traditional charm. With its beautiful old town, golden beaches and a wide range of amenities, Estepona is ideal for those seeking quality of life. The town boasts excellent infrastructures, including hospitals, international schools, first class golf courses and a vibrant gastronomic and cultural offer. In addition, its enviable climate allows for outdoor activities to be enjoyed all year round, making Estepona an unrivalled place to live.

Semi-Detached House, Estepona, Costa del Sol.

4 Bedrooms, 3.5 Bathrooms, Built 325 m<sup>2</sup>, Terrace 125 m<sup>2</sup>, Garden/Plot 213 m<sup>2</sup>.

Setting : Country, Close To Forest, Urbanisation.

Orientation : South West, West.

Condition : Excellent.

Pool : Communal.

Climate Control : Air Conditioning, Fireplace, U/F Heating, U/F/H Bathrooms.

Views : Sea, Mountain, Golf, Country, Panoramic, Garden, Pool, Courtyard, Forest.

Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Solarium, Guest Apartment, Storage Room, Ensuite Bathroom, Marble Flooring, Double Glazing, Basement.

Furniture : Optional.

Kitchen : Fully Fitted.

Garden : Private, Easy Maintenance.

Security : Gated Complex, Entry Phone.

Parking : Private.

Category : Golf, Investment, Luxury, Resale, Contemporary.

