



**Property type :** Townhouse

**Location :** El Paraiso

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** East

**Views :** Sea views

**Parking :** Street

**House area :**

105 m<sup>2</sup>

- ✓ Close to golf
- ✓ Golf property
- ✓ Terrace

- ✓ Near golf
- ✓ Alarm system
- ✓ White goods

- ✓ Fitted wardrobes
- ✓ Utility room
- ✓ Furnished

Exceptionally desirable frontline golf corner townhouse in El Paraiso with panoramic views of the golf course and the Mediterranean Sea. Located within an exclusive community of 12 homes at the foot of El Paraiso golf course, consistently voted one of the most desirable residential locations on the Costa del Sol.

Furnished with luxurious classic decor, this upgraded home features smooth white plaster walls, new PVC windows, sliding doors, and air conditioning units throughout.

This remarkable property includes a dedicated parking space and boasts a white Andalusian exterior, spread over 2 spacious levels plus a basement storage room. A stunning indoor conservatory with wall-to-wall picture windows opens onto a beautifully maintained tropical garden, complete with a residents' pool overlooking the golf course and mountains.

The entrance features a dual aspect patio within private walls, leading to a light wood-paneled kitchen with an integrated granite dining table. The open-plan lounge and dining area includes a new wall column design, original fireplace, and mahogany dining set for 10. The indoor conservatory/terrace, accessed through panoramic doors from the lounge, offers breathtaking views of the entire golf course—ideal for relaxing or entertaining.

A marble guest bathroom is located on the entrance level. The impressive marble staircase leads to the first floor, where panoramic doors open onto a spectacular terrace with Mediterranean Sea views. The master bedroom features a super king-size bed and a private relaxation terrace with views of the golf course and Estepona coastline. The adjacent marble bathroom includes a bathtub. Another luxury guest bedroom with 2 single beds and an interior terrace provides exquisite golf and sea views.

The basement room on the garden level, currently used for storage, offers the potential to be converted into a gym, office, or private retreat.

The community's tropical gardens and residents' pool offer incredible views of the El Paraiso golf course. The property is finished to an impressive standard, with new white aluminum windows, smooth porcelain-painted walls, high gloss polished marble flooring, custom curtains, luxury bedroom furniture, new air conditioning units, and a glass-covered fireplace. Roaming security is provided, and all furniture is included in the price.

Private residential gardens with immaculately maintained tropical palm trees.

The communal garden features an amazing swimming pool shared by only 12 properties, a unique luxury aspect of this home.

Located just 2 minutes from El Paraiso Golf Hotel, Ramos Restaurant, and the Clubhouse, and 5 minutes from Bel Air, Cancelada, and

Centro Comercial Shopping Centre.

Visiting is highly recommended.

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