



**Property type :** Townhouse

**Location :** Estepona

**Bedrooms :** 2

**Bathrooms :** 5

**Swimming pool :** Communal

**Garden :** Private

**Views :** Mountain views

**Parking :** 2 underground parkings

**House area :** 320 m<sup>2</sup>

**Plot area :** 216 m<sup>2</sup>

- ✓ gated complex
- ✓ Golf property
- ✓ Terrace

- ✓ Close to sea
- ✓ Storage room
- ✓ Solarium

- ✓ Fitted wardrobes
- ✓ Basement
- ✓ Airconditioning



Elegance meets functionality in this stunning frontline golf townhouse, located in the prestigious Estepona Golf community. Featuring 2 very spacious bedrooms, 2 full bathrooms, 2 guest toilets, and panoramic views of the sea, golf course, and mountains, this property offers an exclusive and sophisticated setting for discerning buyers.

The home boasts over 200 m<sup>2</sup> of built area, distributed across three floors plus a solarium terrace, and has been recently renovated, combining privacy, enclosed gardens, and modern amenities.

On the ground floor, there is a large and bright living room with double-glazed sliding doors that open onto an extended terrace with a pergola, ideal for outdoor dining and relaxing moments. The kitchen is spacious and functional, with a movable wooden central island, bright design, and a secondary access door to the entrance porch. This floor also includes a guest toilet.

The first floor houses the master suite, which features an en-suite bathroom, walk-in closet, and a pleasant private terrace with open views of the golf course and lateral sea views. The secondary bedroom, currently joined to create a large double bedroom, has ample built-in wardrobes and can easily be converted back into two bedrooms, as originally designed. A second full bathroom with a bathtub serves this floor.

On the upper floor, the partially covered rooftop terrace offers panoramic views of the golf course, sea, and mountains, making it an ideal space for leisure and outdoor entertaining. This floor is completed by a covered laundry area, providing additional functionality to the home.

The basement level offers a versatile space, currently used as a lounge and office, with potential to be converted into additional bedrooms, a guest area, or an independent living room, and also features an additional guest toilet.

The property includes two parking spaces: one private within the perimeter of the house and another located in the communal areas directly in front of the property.

The gated development, consisting of only 16 homes, offers a communal pool and gardens, ensuring tranquility and exclusivity.

Located frontline to the golf course, just 5 minutes from the beach and shopping area with supermarkets and daily services, the property enjoys excellent connectivity: 10 minutes to Estepona town center, 20 minutes to Marbella and Puerto Banús, and 45 minutes to Málaga Airport.

A unique property that combines location, spaciousness, views, and quality of life in a privileged setting on the Costa del Sol.

