



## Townhouse for sale in Estepona, Estepona

565.000 €

Referenz: R5255623 Schlafzimmer: 3 Badezimmer: 3 Garten: 173m<sup>2</sup>





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## Costa del Sol, Estepona

Newly Built Sunlit & Stylish home in Estepona's sought-after Urbanisation Agra

This spacious townhouse features a contemporary open-plan living and dining area, complemented by a beautifully designed, fully fitted kitchen with a breakfast bar. The property offers three bedrooms, two of which include en-suite bathrooms, plus an additional guest toilet on the main floor.

In the basement, you'll find a very large multipurpose room, a utility room, and a storage room, along with private access to \*\*\* two underground parking spaces \*\*\*.

The home also boasts three generous terraces and a balcony, most of which enjoy a convenient south-east orientation, ensuring sunlight throughout the day. Residents benefit from access to a large communal swimming pool, a children's pool, and beautifully landscaped gardens.

The location is truly unbeatable, in a quiet residential area with quick access to the N340 and an excellent selection of shops, services, and restaurants within walking distance. Situated in El Paraíso, the home is just a 3-minute drive to Diana Shopping Centre, with Aldi and Mercadona only moments away. Horse riding schools such as Pony Club Villacana are nearby, and Troyanos Tennis Academy is just a 5-minute walk (or 1-minute drive). The stunning Salduna Beach is only 10 minutes by car, 20 minutes by bike, or a pleasant 40-minute walk. The property is also close to some of the best golf courses in the region:

Atalaya Golf & Country Club – 3 min

El Paraíso Golf – 5 min

Villa Padierna Golf Club – 10 min

La Resina Golf & Country Club – 11 min

Marbella Club Golf Resort – 12 min

Real Club de Golf Guadalmina – 14 min

San Pedro Golf Course – 16 min

...and many more.

Please note: Short-term rentals are currently not permitted by the community but could be approved in the next assembly.



## Eigenschaften:

### Merkmale

Überdachte Terrasse

Private Terrasse

Lagerraum

Badezimmer

Doppelverglasung

Einstellungsschränke

Solarium

W-lan

Versorgungsraum

Keller

### Ansichten

Garten

Pool

### Orientierung

Norden

Ost

Süden

Südost

### Klimakontrolle

Klimaanlage

Vor installierte a/c

Kalte a/c

Heiße A/C.

### Einstellung

Strand

In der Nähe des Hafens

Urbanisierung

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

In der Nähe des Waldes

In der Nähe von Marina

### Möbel

Nicht eingerichtet

### Zustand

Exzellent

Neubau

### Pool

Gemeinschaft

Kinderpool

### Garten

Gemeinschaft

Angelegt

Einfache Wartung

### Sicherheit

Gated Complex

24 -Stunden -Sicherheit

Alarmanlage

Elektrische Jalousien

Eingabetelefon

### Küche

Voll ausgestattet

### Parken

Unterirdisch

Garage

Privat

Bedeckt

Mehr als eins

### Versorgungsunternehmen

Strom

Trinkbares Wasser

Telefon

Gas

### Kategorie

Ferienhäuser

Investition

Strand

Golf

Luxus

Wiederverkauf

Zeitgenössisch