

## Townhouse for sale in Estepona, Costa del Sol

4 Bedrooms | 3 Bathrooms | 200 m<sup>2</sup> Interior | 218 m<sup>2</sup> Plot | Garage Yes | Garden Yes |



### Property Description

Located in one of the most practical and sought-after areas of Estepona, this corner semi-detached house, ready to move into, redefines the concept of modern urban living. Spacious, bright, and fully updated, it offers something increasingly hard to find: a central location, garden, and parking for two cars, in addition to total independence and extraordinarily low maintenance costs thanks to its advanced solar energy system.

With 200 m<sup>2</sup> built on a 218 m<sup>2</sup> plot, the property is comfortably distributed over three levels, designed to accommodate both family life and remote work or leisure. The ground floor is designed for daily and social living: a fully renovated kitchen with quality cabinetry and soft-close fittings, a large living-dining room with fireplace and air conditioning, a guest toilet, and a practical storage/laundry area. The exterior is another of its great attractions: a private 118 m<sup>2</sup> garden with a relaxing water feature, a covered porch with barbecue—an ideal space for outdoor gatherings.

The first floor is dedicated to rest areas, with three bedrooms and two bathrooms. The master

bedroom features an en-suite bathroom, while the shared family bathroom has been recently renovated, maintaining a modern and functional aesthetic.

The upper floor offers a versatile space: a spacious fourth bedroom, currently used as a study or office, which opens onto an 18 m<sup>2</sup> solarium terrace, renovated in 2022. From here, you can enjoy unobstructed views, with even a glimpse of the sea and the Rock of Gibraltar on clear days.

All this comes with no community fees and key improvements already made, such as a new electrical panel, updated water systems, double glazing, and a security door.

One of its main distinguishing features is its 5 kW photovoltaic system with battery, along with a 300-liter solar water heater—an investment already made and legalized, allowing for a drastic reduction—practically eliminating—monthly electricity expenses. This is a real and tangible saving from day one, especially valuable in a central property where such solutions are uncommon.

The house also offers two parking spaces within the plot, something rare in this location.

Just a 10-minute walk from the old town, the beach, and the promenade, and surrounded by schools, a health center, sports facilities, and essential services, this property represents an exceptional opportunity for those seeking to live in the center without sacrificing space, efficiency, and tranquility.

A home designed to be enjoyed from day one, with a smart vision for the future and for savings.