







Move-in ready, modern townhouse with sea views for sale, right on the beach, a few minutes' walk from Estepona town Estepona

House

☐ Plot 29 m<sup>2</sup>





■ Built 275 m<sup>2</sup> □ Terrace 127 m<sup>2</sup> □ 4



Ref. 155220-13



2.650.000 €



# Modern, new townhouse with sea views for sale, frontline beach luxury complex within walking distance of Estepona

### **HIGHLIGHTS**

- Luxury complex, right on the beach, with its own private access.
- Innovative and luxurious complex in contemporary style.
- Numerous luxury facilities are available in the complex.
- Walking distance from Estepona town.
- Sea views.
- South-southwest facing.
- 4 bedrooms.
- Move-in ready.

#### THE LOCATION

- Exceptional location: located on the highly exclusive western outskirts of Estepona, the complex enjoys a sought-after location right on the beach with its own private access.
- A 5-minute walk from the port and centre of Estepona, and just 20 minutes by car from Puerto Banús and Marbella.

#### THE COMPLEX

- Exceptional luxury frontline beach complex in contemporary style.
- Innovative project designed by a renowned architectural company.
- Fully gated, with 24-hour surveillance.
- Privacy and tranquillity.
- Spacious, green areas with large pool area including a 50m Olympic-size swimming pool.
- Indoor spa with sauna and steam bath.
- Fully equipped gym with changing rooms.
- BBQ corners.

### THE TOWNHOUSE

## In figures:

Total built-up area: 303m²
Interior (gross): 275 m²
Interior (net): 216 m²
Covered terrace: 27m²
Open terrace: 11m²
Roof terrace: 89m²

Private garden: 29m²
Bedrooms: 4
Bathrooms: 4 + 1

• 2 floors + garage/laundry room + roof terrace

# **Description:**

- Resale.
- Sea view.
- South-west facing.
- Double-height ceiling in living room.
- Roof terrace with Jacuzzi, pergola, BBQ area and stylish Timbertech decking.
- Private underground garage for 2 cars with direct access to the house via a laundry and service area.
- Communal parking spaces for guests.
- The luxury home is designed to make the most of natural light and Mediterranean surroundings. It features large rooms, floor-to-ceiling windows and an open kitchen equipped with quality appliances.

### Other features:

- Double glazing.
- High-quality materials and finishes.
- Underfloor heating throughout the house (water-based in the living room and electricity in the bathroom).
- Air conditioning for cooling and heating.
- Fitted wardrobes.
- Fireplace.
- Home automation control system.
- Security shutters.















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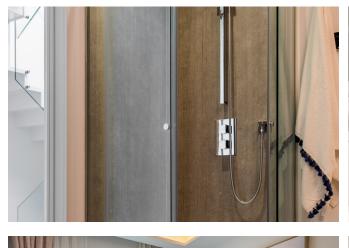
☐ Plot 29 m<sup>2</sup>









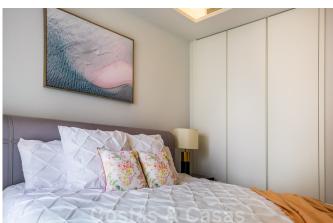












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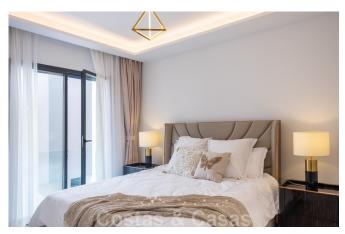


















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