Costas & Casas
Marbella Real Estate

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## Family-friendly modern house for sale in a beach complex within walking distance of Estepona centre

Estepona

House - Built 149 m² Terrace 128 m² 4 3 Ref. 157222

**1.795.000 €**

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

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# Modern luxury townhouse with sea views for sale within walking distance of Estepona centre

## UNDER CONTRACT

## PROPERTY HIGHLIGHTS

- irst-class complex, right on the beach, with its own private access.
- Walking distance to all amenities.
- Innovative complex with numerous on-site facilities.
- South facing.
- 4 bedrooms, 3 bathrooms.
- Will be sold fully furnished.

## THE LOCATION AND THE COMPLEX

Located in an **exclusive frontline beach complex** on the western edge of Estepona.
**Within walking distance of the beach, the port and the centre of Estepona.**
25 minutes by car from Puerto Banus in Marbella.
The complex was designed by a renowned architectural firm.
**Fully fenced with 24-hour security.**
The communal areas of the complex provide several **outdoor and heated indoor pools, green areas, barbecue areas, a children's play area, a SPA area with a fully equipped gym**, changing rooms, bathrooms, sauna and Turkish bath.

## THE TOWNHOUSE

### In figures:

Total built-up area: 249m²
Terrace surface area: 128m²
Garden: 22m²
4 bedrooms, 3 bathrooms
3 floors + solarium

### Description

**Eco-friendly townhouse of high quality.**
High-quality materials and finishes.
**South-facing.**
Views over communal gardens with the Mediterranean Sea in the background.
Multiple open and covered terraces with ample space for installing lounge facilities.
The **spacious roof terrace features a Jacuzzi, pergola and barbecue area**.
**A dynamic interior design with high ceilings, plenty of glass and transparent balustrades optimises natural daylight.**
The living space provides a double-height ceiling.
Open-plan kitchen, fully equipped with top appliances and a seating island.
Integrated dining room.
A total of 4 bedrooms, 3 bathrooms.
Large, ceramic floor tiles.
**Private underground garage for 2 cars with direct access to the house via a laundry and service room.**

## Other features:

Glass balustrades on the terrace.
Air conditioning for cooling and heating.
Water-based floor heating in the living rooms, electric in the bathrooms.
Modern fireplace.
Fitted wardrobes.
LED lighting.
Double glazing.
Home automation system.
Security doors.
Awnings on the terrace**.**

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