



**Spacious townhouse for sale in a beachfront complex on the New Golden Mile between Marbella and Estepona**

Estepona

🏠 House - 🏠 Built 135 m<sup>2</sup> - 🛏 3 🚿 3 # Ref. 175100

🏠 611.000 €

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 form part of any contract. The price does not include purchase costs.

## Townhouse for sale on the beach on the New Golden Mile, Marbella - Estepona

### HIGHLIGHTS

- Beachfront complex with direct access to the beach.
- Recently renovated.
- 3 bedrooms, 3+1 bathrooms.
- Ideal investment.
- High rental yield.
- Move-in ready.

### THE LOCATION AND THE COMPLEX

Situated in a charming urbanization, directly by the sea, with a wide sandy beach accessible from the urbanization.

Just a few minutes' drive away are several supermarkets, restaurants, bars and beach clubs.

Puerto Banus, known for its marina, exclusive shops and vibrant nightlife, is approximately 10 to 15 minutes' drive away, while Marbella center can be reached within 20 minutes.

Estepona, with its picturesque old town and promenade, is also approximately 10 to 15 minutes away. The complex enjoys direct access to the beach and provides a communal swimming pool, surrounded by a sunbathing area.

### THE TOWNHOUSE

#### In figures:

Built area: 135m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 3  
Guest toilet  
3 floors

#### Description:

**Townhouse with traditional Mediterranean architecture.**

Using quality materials.

Facing east.

**Partial view of the Mediterranean Sea.**

Interior with cozy outdoor areas.

Spacious living room with a TV lounge and dining area.

High sliding windows open onto a sunny terrace, which enjoys the necessary privacy thanks to high plantings.

In total, the property has four terraces, each with a beautiful view, ideal for making the most of the sunny climate.

Separate, practical kitchen with plenty of storage space and quality appliances.

Adjoining an outdoor patio.

3 bedrooms, 3 bathrooms and a separate guest toilet.

The master bedroom has a spacious walk-in wardrobe and access to a private solarium.

Marble floors.

Storage room.

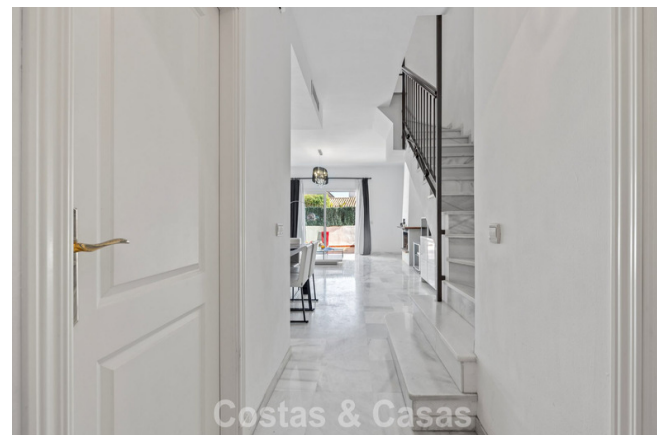
Indoor garage for 2 cars.

Other features:

Air conditioning.

Fireplace.

Fitted wardrobes.



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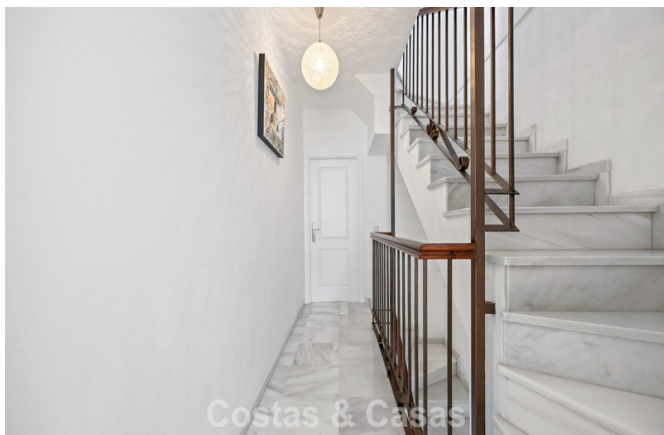
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