



## Townhouse for sale in Estepona

565,000 €

Reference: R5255623   Bedrooms: 3   Bathrooms: 3   Build Size: 173m<sup>2</sup>





## Costa del Sol, Estepona (town)

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.



## Features:

| Features         | Orientation      | Climate Control   |
|------------------|------------------|-------------------|
| Covered Terrace  | South            | Air Conditioning  |
| Private Terrace  | East             | Pre Installed A/C |
| Storage Room     | North            | Cold A/C          |
| Ensuite Bathroom | South East       | Hot A/C           |
| Views            | Setting          | Condition         |
| Garden           | Beachside        | Excellent         |
| Pool             | Close To Port    | New Construction  |
|                  | Urbanisation     |                   |
|                  | Close To Shops   |                   |
|                  | Close To Schools |                   |
|                  | Close To Sea     |                   |
|                  | Close To Town    |                   |
|                  | Close To Forest  |                   |
|                  | Close To Marina  |                   |
| Pool             | Furniture        | Kitchen           |
| Communal         | Not Furnished    | Fully Fitted      |
| Garden           | Security         | Parking           |
| Communal         | Gated Complex    | Underground       |
| Landscaped       | 24 Hour Security | Garage            |
| Easy Maintenance | Alarm System     | Private           |
|                  | Electric Blinds  | More Than One     |
|                  | Entry Phone      | Covered           |
|                  |                  | EV charge point   |
| Utilities        | Category         |                   |
| Electricity      | Holiday Homes    |                   |
| Drinkable Water  | Investment       |                   |
| Gas              | Luxury           |                   |
| Telephone        | Resale           |                   |
|                  | Contemporary     |                   |
|                  | Beachfront       |                   |
|                  | Golf             |                   |