



# Herenhuis te koop in Estepona

565.000 €

Referentie: R5255623 Slaapkamers: 3 Badkamers: 3 Perceelgrootte: 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.



## Kenmerken:

### Kenmerken

Overdekt terras  
Privéterras  
Opslagruimte  
Ensuite badkamer  
Dubbel glas  
Op maat gemaakte kledingkasten  
Wifi  
Bijkeuken  
Solarium  
Kelder

### Keer bekeken

Tuin  
Pool

### Pool

Gemeenschappelijk  
Kinderen zwembad

### Tuin

Gemeenschappelijk  
Aangelegd  
Makkelijk onderhoud

### Nutsvoorzieningen

Elektriciteit  
Drinkbaar water  
Gas  
Telefoon

### Oriëntatie

zuiden  
Oosten  
noorden  
Zuidoost

### Instelling

Strand  
Dicht bij de poort  
Verstedelijking  
Dicht bij winkels  
Dicht bij scholen  
Dicht bij zee  
Dicht bij de stad  
Dicht bij bos  
Dicht bij jachthaven

### Meubilair

Niet ingericht

### Beveiliging

Gated Complex  
24 -uurs beveiliging  
Alarmsysteem  
Elektrische jaloezieën  
Invoertelefoon

### Categorie

Vakantiehuisen  
Investering  
Luxe  
Wederverkoop  
Modern  
Aan het strand  
Golf

### Klimaatcontrole

Airconditioning  
Vooraf geïnstalleerd a/c  
Koud A/C  
Hete a/c

### Voorwaarde

Uitstekend  
Nieuwe constructie

### Keuken

Geheel op maat gemaakt

### Parkeergelegenheid

Ondergronds  
Garage  
Privaat  
Meer dan een  
Bedekt  
EV charge point