

## house for sale Estepona, Costa Del Sol Occidental



**EXCLUSIVE TOWNHOUSE IN THE HEART OF ESTEPONA`S HISTORIC CENTER, STEPS FROM THE SEASIDE** Discover this magnificent detached house located in the heart of Estepona`s historic center, surrounded by charming white streets, lively squares, and just a short walk from the beach. A privileged location that combines tradition, comfort, and quality of life. The property, completely renovated, offers a constructed area of 150 m<sup>2</sup> and is distributed over several floors, with spacious, bright, and perfectly utilized spaces. On the ground floor, there is a welcoming living room with a fireplace, which adds warmth and character, next to a fully equipped kitchen that connects to a pleasant interior patio, providing natural light and ventilation. In addition, the house has two patios totaling 30 m<sup>2</sup>, ideal for enjoying moments outdoors in complete privacy. The bedrooms are located on the first floor, spacious and bright thanks to their south-facing orientation, with built-in wardrobes and a comfortable atmosphere. The property features two full bathrooms, designed for functionality and comfort. Upstairs, you`ll find one of the home`s highlights: a spectacular 90 m<sup>2</sup> partially covered solarium, perfect for enjoying the Mediterranean climate year-round. This space offers a multitude of possibilities, from a chill-out area to an outdoor dining space or leisure area. The property is being sold fully furnished and equipped, ready to move in. It boasts ceramic tile flooring, a practical utility room, and a parking space and storage room included in the price—a rare added value in the historic center. The location is simply unbeatable: the beach and promenade are just a 3-5 minute walk away, while Estepona`s marina is about a 5-minute drive or a pleasant stroll. In terms of transport links, the property is approximately a 20-minute drive from Sotogrande, known for its marina and prestigious golf courses, and about 25 minutes from Marbella. Málaga-Costa del Sol Airport is approximately 50-60 minutes away, providing easy access to national and

international connections. Furthermore, the area is surrounded by restaurants, shops, schools, sports centers, and all necessary amenities, allowing you to enjoy a comfortable life without needing a car. This unique property combines the charm of the historic center, spacious outdoor areas, and a prime location, making it ideal both as a permanent residence and as an investment in one of the most sought-after areas of the Costa del Sol.

## property details

Spanish state id:	<b>6372060</b>
reference::	<b>MLSC1442393</b>
close to/ located:	<b>Estepona</b>
region:	<b>Costa Del Sol Occidental</b>
property type:	<b>house</b>
rooms:	<b>2</b>
property surface:	<b>150 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 570.000</b>

## contact

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