



R5200066

📍 Estepona

REF# R5200066 768.000 €

BEDS

4

BATHS

3

BUILT

218 m<sup>2</sup>

PLOT

118 m<sup>2</sup>

TERRACE

18 m<sup>2</sup>

**PREMIUM URBAN LIFESTYLE:** Turnkey Townhouse with Central Location, Private Garden, and Energy-Saving Solar Power

4 Bedrooms | 3 Bathrooms | 200m<sup>2</sup> Built | 218m<sup>2</sup> Plot | End-of-Row

**THE ULTIMATE ESTEPONA HOME: CENTRAL, RENOVATED, AND ENERGY EFFICIENT.**

Discover a truly rare property in Estepona: a spacious, end-of-row townhouse that perfectly blends a privileged, walkable location with the financial and environmental benefits of modern technology. Forget high utility bills and distant drives—this is the smart, sustainable, urban lifestyle you've been searching for.

#### KEY HIGHLIGHTS

**\*\*\* ENERGY INDEPENDENCE:** This property offers a crucial competitive advantage: a high-quality 5kW Solar Panel System (12 panels) with Battery Storage. This significant investment allows the home to

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generate substantial power, virtually eliminating your monthly electricity costs, a rare and valuable asset in a central location. The solar electricity system and 300-Litre Solar Water Heater guarantee huge, long-term savings on utility costs. This is a five-figure investment that is already completed and legalised for the new owner.

### \*\*\* PRIME URBAN WALKABILITY:

- 10-Minute Walk to the picturesque Estepona Old Town (Plaza de las Flores).
- 10-Minute Walk to the Beach and Promenade.
- 250-300m from essential amenities, including the Health Centre, Schools, and Sports Centre.
- Located in a quiet, privileged residential area with NO community fees.

### \*\*\* FLAWLESS, THREE-LEVEL DISTRIBUTION

- Ground Floor (Living & Entertainment): Features entrance, a fully renovated kitchen, a spacious living and dining room with a functional chimney, a guest toilet, and a large storage/laundry room. The living area opens directly to the garden.
- First Floor (Sleep & Privacy): Houses three bedrooms and two bathrooms. This includes the spacious Master Bedroom with a full en-suite bathroom, plus two additional bedrooms sharing a separate, recently renovated bathroom.
- Second Floor (Studio & Sun): A dedicated, large fourth bedroom, currently configured as a private studio/office, which connects directly to the sunny 18m<sup>2</sup> Roof Terrace (newly floored in 2022), from where you can even see a little bit of the sea as well as the Rock of Gibraltar in the distance.

### \*\*\* PREMIUM OUTDOOR LIVING & TURKEY CONDITION

This three-floor semi-detached house offers space, quality, and complete security:

- Private Garden (118m<sup>2</sup>): A large, functional outdoor space perfect for entertaining.
- Covered BBQ Porch (10m<sup>2</sup>): Featuring a dedicated barbecue area and fountain, ideal for al-fresco dining year-round.
- Roof Terrace (18m<sup>2</sup>): Newly floored (2022) offering an additional sun-drenched private retreat.
- Fully Renovated Kitchen: Modern, stylish, and completely new—eliminating a major renovation hassle and cost.
- Foundational Upgrades: New electrical panel (2020), updated water systems, double glazing throughout most of the house, and reinforced security entrance door.
- Parking: Two private parking spaces on the plot.

This property is not just a home — it is a financially astute investment:

Zero Community Fees

Minimal Running Costs: Property Tax (€475/year) + Rubbish (€150/year) + Near-Zero Electricity Bills.

This is a rare opportunity to acquire a renovated, highly energy-efficient, and perfectly located townhome in the thriving Estepona market. Enjoy a smart, low-cost lifestyle from day one.

Semi-Detached House, Estepona, Costa del Sol.

4 Bedrooms, 3 Bathrooms, Built 218 m<sup>2</sup>, Terrace 18 m<sup>2</sup>, Garden/Plot 118 m<sup>2</sup>.

Setting : Town, Commercial Area, Village, Close To Shops, Close To Schools.

Orientation : South.

Condition : Excellent.

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ESTATES

Climate Control : Air Conditioning, Pre Installed A/C, Hot A/C, Cold A/C.

Views : Sea, Urban.

Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Double Glazing, Courtesy Bus, Near Mosque, Near Church, Fiber Optic.

Furniture : Part Furnished.

Kitchen : Fully Fitted.

Garden : Private.

Security : Gated Complex.

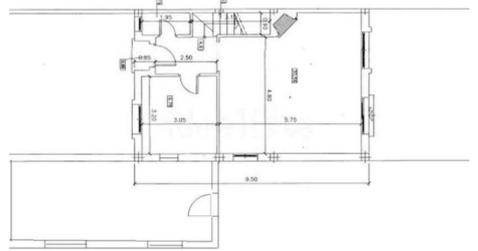
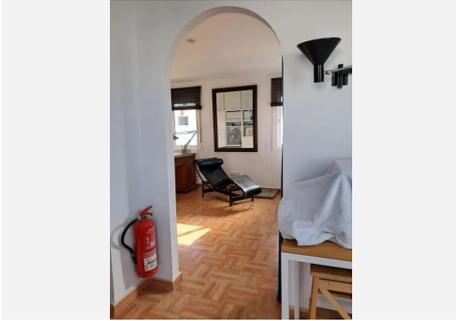
Parking : Garage, Covered, More Than One, Private.

Category : Resale.



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ESTATES



PLANTA PRIMERA

