



**R5200066**

📍 Estepona

REF# R5200066 **795.000 €**

BEDS	BATHS	BUILT	PLOT	TERRACE
4	3	218 m <sup>2</sup>	118 m <sup>2</sup>	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

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.

+34 951 123 083 | +44 (0)330 179 8687 | [info@idiliqestates.com](mailto:info@idiliqestates.com) Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andalucía

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.



