

sypialnie	■azienki	ESTEPONA zbudowany m <sup>2</sup>	taras m <sup>2</sup>	fabu■a m <sup>2</sup>
4	3	218	18	118

## DOM SZEREGOWY W ESTEPONA

**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. 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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**795 000 €**

