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GUADALMINA BAJA

sypialnie	■azienki	zbudowany m²	taras m²
4	---	160	50

DOM SZEREGOWY W GUADALMINA BAJA

Beachside townhouse with luxury finishes ideal for residential use or as a holiday home. Corner townhouse located in Atalaya-Isdabe one step away from Guadalmina Baja a short stroll from the beach, with excellent nearby facilities such as shops, supermarket and restaurants as Salduna. A connected beachfront promenade runs all the way to Estepona, perfect for walking, jogging, or cycling on a sunny day. Parking is conveniently located directly in front of the house, with a second parking space just around the corner. Short-term rentals are not permitted. What does this property offer: 160 m² built | 40 m² outdoor space 4 Bedrooms | 3.5 Bathrooms 2 Patios | 4 Balconies 2 Outdoor Parking Spaces Completely modernized | Underfloor heating High en kitchen appliances | Induction with integrated ventilation Central AC on the ground floor | Individual AC units in bedrooms Quiet community with large garden | Communal swimming pool Storage space on ground and top floor South, East, West orientation (corner house) Ground Floor The spacious living room seamlessly integrates with the dining area, creating a warm and inviting openliving space. A cleverly designed layout enhances both comfort and functionality, with natural light flows throughout the room. The modern open-plan kitchen is finished with clean, contemporary materials and offers pleasant outdoor views while cooking. Underfloor heating throughout the living area ensures year-round comfort. A stylish bio-ethanol fireplace adds a cosy focal point to the space. A dedicated space with a steel-framed glass door has been prepared for a temperature-controlled wine cabinet positioned under the stairs, providing a unique and elegant feature for wine enthusiasts. Practical storage and a washing machine are discreetly located behind the kitchen area, keeping the space uncluttered. A separate guest toilet with a sink is conveniently located for visitors. The living area connects beautifully to the outdoor spaces, featuring a private terrace at the entrance and an additional private terrace at the rear, directly accessible from the dining area, offering a perfect connection to the outdoor area and the communal swimming pool. First Floor This level is arranged around a central hallway and staircase, providing access to the private sleeping quarters. It features three bedrooms, each benefiting from natural light and built-in wardrobe space. Bedroom 1: Direct access to a ensuite bathroom with a double shower head, spacious build in wardrobe, and views over the communal garden and swimming pool. Bedroom 2: Centrally positioned and ideal as a guest room or child's bedroom, includes a build in wardrobe, small outdoor space and views of La Concha and access to a shared bathroom. Bedroom 3: Currently used as a walk-in closet, could also be perfect as a kids bedroom or home office, with views of La Concha. All bedrooms are equipped with individual air conditioning and underfloor heating. The second floor includes an extra bathroom on the hallway, conveniently positioned to serve the two other bedrooms. A well positioned staircase ensures smooth circulation to the next level. Overall, this level offers a practical and comfortable layout, combining privacy, natural light, and functionality ideal for family living or guests. Second Floor (bedroom 4) The top floor offers a generous 20 m² bedroom with ensuite bathroom designed for full privacy and comfort. Large windows offer breathtaking panoramic views, filling the space with natural light and creating a seamless connection to the outdoors. The suite is complemented by two terraces. One terrace overlooks the communal swimming pool with stunning sea views, while the second terrace offers stunning mountain views of La Concha ideal for enjoying both sunrise and sunset in complete privacy. Furniture is not included in the price, but this can be discussed.

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