



## Townhouse in Estepona

Bedrooms	<b>3</b>	Bathrooms	<b>3</b>	Built	<b>173m2</b>	Plot	<b>0m2</b>
<b>R5255623</b>		<b>Townhouse</b>		<b>Estepona</b>		<b>565.000€</b>	

Newly Built Sunlit & Stylish home in Estepona's sought-after Urbanisation Agra This spacious townhouse features a contemporary open-plan living and dining area, complemented by a beautifully designed, fully fitted kitchen with a breakfast bar. The property offers three bedrooms, two of which include en-suite bathrooms, plus an additional guest toilet on the main floor. In the basement, you'll find a very large multipurpose room, a utility room, and a storage room, along with private access to \*\*\* two underground parking spaces \*\*\*. The home also boasts three generous terraces and a balcony, most of which enjoy a convenient south-east orientation, ensuring sunlight throughout the day. Residents benefit from access to a large communal swimming pool, a children's pool, and beautifully landscaped gardens. The location is truly unbeatable, in a quiet residential area with quick access to the N340 and an excellent selection of shops, services, and restaurants within walking distance. Situated in El Paraíso, the home is just a 3-minute drive to Diana Shopping Centre, with Aldi and Mercadona only moments away. Horse riding schools such as Pony Club Villacana are nearby, and Troyanos Tennis Academy is just a 5-minute walk (or 1-minute drive). The stunning Salduna Beach is only 10 minutes by car, 20 minutes by bike, or a pleasant 40-minute walk. The property is also close to some of the best golf courses in the region: Atalaya Golf & Country Club – 3 min El Paraíso Golf – 5 min Villa Padierna Golf Club – 10 min La Resina Golf & Country Club – 11 min Marbella Club Golf Resort – 12 min Real Club de Golf

Guadalmina – 14 min San Pedro Golf Course – 16 min ...and many more. Please note: Short-term rentals are currently not permitted by the community but could be approved in the next assembly.

Basement  
Double Glazing  
Private Terrace  
Utility Room

Basement  
Ensuite Bathroom  
Solarium  
WiFi

Covered Terrace  
Fitted Wardrobes  
Storage Room