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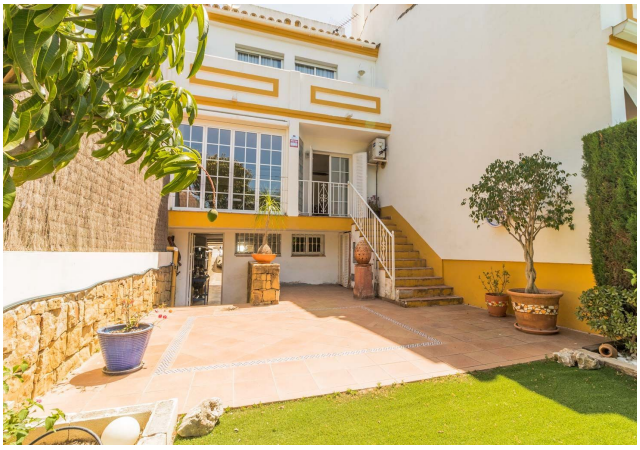



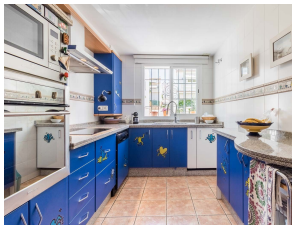

Townhouse in Estepona

Bedrooms	**3**	Bathrooms	**2**	Built	**270m2**	Plot	**144m2**

R5420047	**Townhouse**	**Estepona**	**640.000€**

Wonderful Townhouse in the Quiet and Highly Sought-After Urbanisation of Aguamarina, Seghers, Estepona This beautiful townhouse is distributed over four levels and offers spacious, bright living areas with stunning sea views. Upon entering, you are welcomed by a guest toilet, a fully equipped kitchen, and a generous southwest-facing living and dining room. This bright and inviting space features a fireplace, air conditioning, electric shutters, and awnings. From the living room, there is direct access to a lovely terrace and private garden with fruit trees, as well as space for an optional plunge pool. The first floor comprises a spacious master bedroom with a private balcony offering spectacular views of the Strait of Gibraltar, Gibraltar, and Morocco, as well as breathtaking sunsets. There is also a second double guest bedroom with an adjacent dressing room. Both bedrooms share a large bathroom with a walk-in shower. On the top floor, a spacious attic has been converted into a home office, although it could easily serve as a third bedroom. This level also benefits from a 20 m² terrace with stunning panoramic sea views. The lower level features a garage with space for two cars, a large laundry room, and direct access to the garden area. Ideally located, the property is within walking distance of all amenities. The beach is just a 10-minute walk away, and Estepona town centre can also ?be ?reached ?on ?foot ?within approximately 10 ?minutes. ?The property enjoys easy access ?to the ?A-7 motorway ?and ?is conveniently close to ?shops, ?restaurants, ?schools, ?and ?all ?essential ?services.

Basement	Basement	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Near Transport	Private Terrace	Solarium
Storage Room	Utility Room	WiFi