



## Semi-Detached House for sale in Estepona, Estepona

768,000 €

Reference: R5200066 Bedrooms: 4 Bathrooms: 3 Plot Size: 118m<sup>2</sup> Build Size: 218m<sup>2</sup> Terrace: 18m<sup>2</sup>





## Costa del Sol, 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.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		Pre Installed A/C
Private Terrace		Cold A/C
Storage Room		Hot A/C
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
Near Church		
Fiber Optic		
Near Mosque		
Courtesy Bus		
Views	Setting	Condition
Sea	Commercial Area	Excellent
Urban	Close To Shops	
	Close To Schools	
	Village	
	Town	
Furniture	Kitchen	Garden
Part Furnished	Fully Fitted	Private
Security	Parking	Category
Gated Complex	Garage	Resale
	Private	
	More Than One	
	Covered	