



## Townhouse for sale in Estepona, Estepona

640,000 €

Reference: R5309197 Bedrooms: 4 Bathrooms: 4 Plot Size: 33m<sup>2</sup> Build Size: 220m<sup>2</sup> Terrace: 27m<sup>2</sup>





---

## Costa del Sol, Estepona

REDUCED IN PRICE!! Exclusive townhouse with stunning sea views located in the prestigious residential area of Seghers, one of Estepona's most sought-after locations thanks to its tranquillity and its close proximity to the Marina, Playa del Cristo and the charming historic town centre.

The property, offering 220 m<sup>2</sup> of built area and a south-facing orientation, stands out for its brightness, generous space and spectacular panoramic views of the Mediterranean, Gibraltar and Africa, which can be enjoyed from several rooms and terraces.

The house is distributed over several levels. The main floor features a fully fitted kitchen, guest toilet and a spacious, light-filled living and dining area with direct access to a pleasant terrace with open sea views, perfect for sunny breakfasts or sunset dinners.

On the upper level there is a large attic-style bedroom with private toilet and exceptional views. On the lower level you will find the spacious master bedroom with en-suite bathroom, two additional bedrooms and another full bathroom, with direct access to the private outdoor area consisting of a cosy 27 m<sup>2</sup> porch and a 33 m<sup>2</sup> garden, an ideal space to enjoy the Costa del Sol climate all year round.

The property also benefits from a large multifunctional basement including a lounge area, games space, laundry room and storage, providing valuable additional living space for family life.

Features include air conditioning, a solar hot water system and private parking directly at the entrance of the property.

As an important added value, the owner includes the share in Club Babylon, allowing access to its swimming pool and communal facilities for a monthly fee.

An ideal property as a permanent residence, holiday home by the sea or a secure investment in one of Estepona's finest residential areas.

The render pictures are just to see how it would look if a total reform was carried out.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Fiber Optic

### Views

Sea Views  
Panoramic  
Garden

### Furniture

Not Furnished

### Parking

Private  
Street

### Orientation

South

### Setting

Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Marina

### Kitchen

Fully Fitted

### Utilities

Electricity  
Solar water heating

### Climate Control

Air Conditioning

### Condition

Good

### Garden

Private Garden

### Category

Bargain