



## Townhouse for sale in Estepona, Estepona

**445.000 €**

Reference: R4989478    Bedrooms: 2    Bathrooms: 2    Build Size: 77m<sup>2</sup>    Terrace: 12m<sup>2</sup>







---

## Costa del Sol, Estepona

SECOND LINE BEACH 2 BED/2 BATH TOWNHOUSE – ESTEPONA PROMENADE! Immaculately maintained and upgraded family townhouse less than 2 minutes walking distance from the emblematic Mirador de Estepona, the new promenade and the beach! Nestled in a quite street and enjoying a south orientation, with no tall buildings nearby to shadow it, the house was refurbished and just needs cosmetic upgrades. It would, however, allow for a vertical extension to be built in, subject to the current regulations and building ratios. Currently the house is built on 3 floors. The ground floor houses the living room, an unusually large kitchen with dining table and exit to a pantry/laundry room plus a full bathroom. Upstairs we find 2 good size bedrooms. One of them faces north and has a walk-in wardrobe and exit to a patio from where a ladder gives access to the solarium/roof area. Here is where a more accessible terrace with stunning sea views could be developed. The other bedroom has a south facing balcony and sea views. There is a full bathroom servicing this floor. The family home has been regularly maintained and upgraded by the current owners and is in perfect working order, ready to be lived in and enjoyed. A fantastic opportunity for non-EU citizens to secure their Golden Visa status before it is withdrawn next month.



## Features:

### Caratteristiche

Vicino ai mezzi di trasporto

Doppio vetro

Armadi a muro

Solarium

Wifi

Ripostiglio

### Collocamento

Vicino alla spiaggia

Vicino al porto

Vicino al mare

Vicino ai negozi

Vicino alle scuole

Città

Vicino al porto

### Cucina

Completamente arredata

### Categoria

Investimento

Fronte mare

Rivendita

### Orientamento

Sud

### Condizione

Buona

### Parcheggio

Strada

### Valutazione energetica

D

### Viste

Mare

Spiaggia

Porto

Città

Strada

### Mobilia

Completamente arredato

Opzionale

### Utility

Elettricità

Acqua potabile

### Valutazione delle emissioni di CO2

D