



## Townhouse for sale in Estepona, Estepona

**565,000 €**

Reference: R5255623   Bedrooms: 3   Bathrooms: 3   Build Size: 173m<sup>2</sup>





## Costa del Sol, Estepona

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.



## Features:

Features	Orientation	Climate Control
Covered Terrace	North	Air Conditioning
Private Terrace	East	Pre Installed A/C
Storage Room	South	Cold A/C
Ensuite Bathroom	South East	Hot A/C
Double Glazing		
Fitted Wardrobes		
Solarium		
WiFi		
Utility Room		
Basement		
Views	Setting	Condition
Garden	Beachside	Excellent
Pool	Close To Port	New Construction
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Close To Forest	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Not Furnished	Fully Fitted
Children`s Pool		
Garden	Security	Parking
Communal	Gated Complex	Underground
Landscaped	24 Hour Security	Garage
Easy Maintenance	Alarm System	Private
	Electric Blinds	Covered
	Entry Phone	More Than One
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Telephone	Beachfront	
Gas	Golf	
	Luxury	
	Resale	
	Contemporary	