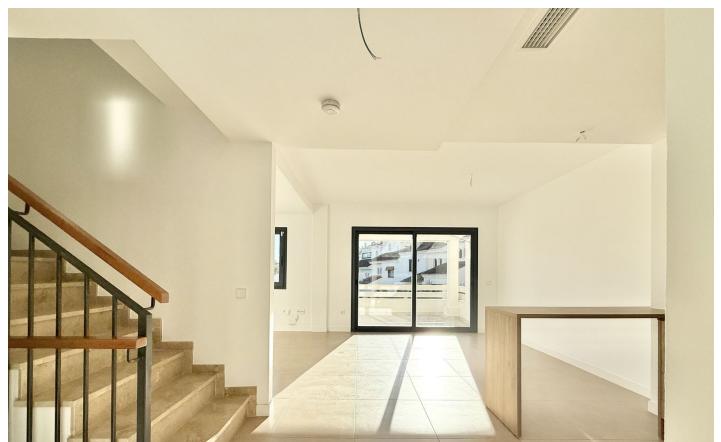
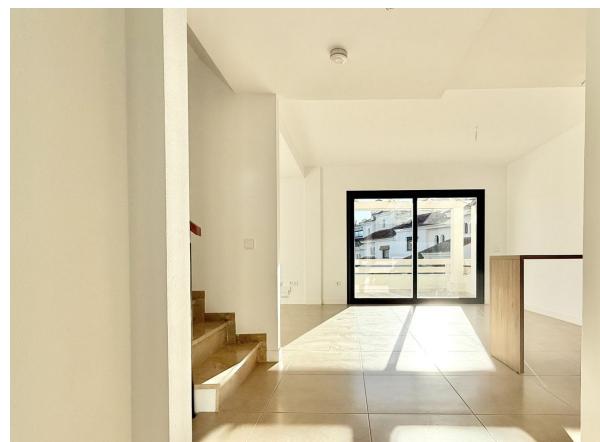


Reference: R5255623



WWW.VIVI-REALESTATE.COM  
WWW.VIVI-HOMES.COM



# Townhouse in Estepona

Price **€ 565,000**

Bedrooms	<b>3</b>
Bathrooms	<b>3</b>
Build Size	<b>173 m<sup>2</sup></b>
Plot Size	<b>173 m<sup>2</sup></b>

## SETTING

- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Close To Marina
- ✓ Urbanisation

## ORIENTATION

- ✓ North
- ✓ East
- ✓ South East
- ✓ South

## CONDITION

- ✓ Excellent
- ✓ New Construction

## POOL

- ✓ Communal
- ✓ Children's Pool

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Garden
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Basement

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Landscaped
- ✓ Easy Maintenance

## SECURITY

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security

## PARKING

✓ Underground	✓ Garage	✓ Covered
✓ More Than One	✓ Private	✓ EV charge point

## UTILITIES

✓ Electricity	✓ Drinkable Water	✓ Telephone
✓ Gas		

## CATEGORY

✓ Beachfront	✓ Golf	✓ Holiday Homes
✓ Investment	✓ Luxury	✓ Resale
✓ Contemporary		

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

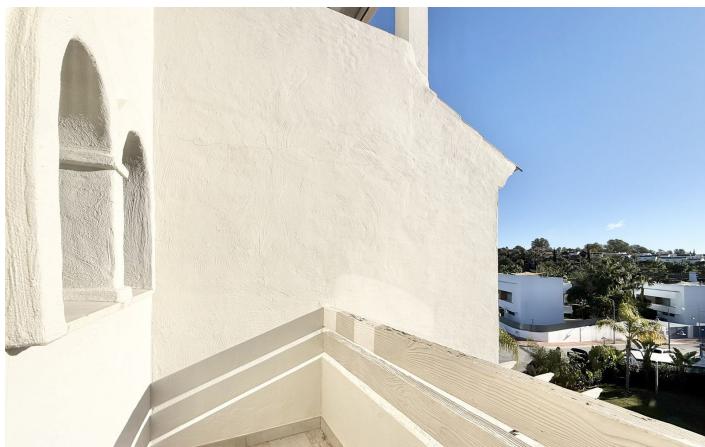
...and many more.

Please note: Short-term rentals are currently not permitted by the community but could be approved in the next assembly.

[View Property Online](#)

## GALLERY







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