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## STADTHAUS 3 SCHLAFRÄUME 3.5 BÄDER IN ESTEPONA

📍 Estepona

REF# V4748428 **1.150.000 €**

BETTEN

3

BÄDER

3.5

GEBAUT

203 m<sup>2</sup>

TERRACE

71 m<sup>2</sup>

Nestled within the enchanting ambiance of Estepona's historic Old Town, this townhouse undergoing meticulous refurbishment to be completed in October 2024, embodies the epitome of modern luxury living. Across three thoughtfully crafted floors, every aspect of this residence is designed to seamlessly blend sophistication with functionality.

As you step through the entrance, the ground floor welcomes you with a secure garage, providing both convenience and ample storage space. Here, three spacious ensuite bedrooms offer a serene retreat, each meticulously appointed to ensure comfort and privacy.

Ascending to the first floor, you're greeted by an expansive living area that effortlessly flows into a dining space and a contemporary kitchen. Designed for both culinary enthusiasts and social gatherings, this area exudes elegance and practicality. A strategically placed guest toilet ensures convenience for visitors, while



the luxurious master ensuite bedroom stands as a testament to refined living, offering a tranquil haven for relaxation.

The rooftop terrace, undoubtedly the pièce de résistance of this property, offers a private sanctuary amidst Estepona's scenic vistas. Here, a jacuzzi beckons, providing a serene spot to unwind while taking in panoramic views. A sauna adds a touch of indulgence, inviting residents to escape and rejuvenate. Meanwhile, a covered gym area with a retractable ceiling encourages an active lifestyle, seamlessly blending indoor and outdoor living. The solarium provides a versatile space for soaking up the sun's rays or enjoying evening gatherings beneath the starlit sky.

Throughout the property, every detail has been meticulously considered to elevate the living experience. Siemens brand appliances adorn the kitchen, combining style with functionality for culinary enthusiasts. DVH aluminum exterior carpentry with double glass ensures energy efficiency and sound insulation, enhancing comfort and tranquility. Suit rooms feature automatic roller blinds, effortlessly offering privacy and comfort with a touch of modern convenience. A solid CEDRO BOSSE main entrance door with a three-point security lock provides peace of mind for residents, while floors adorned with rectified porcelain tiles exude elegance and durability.

Inclusive of furniture, this turnkey property offers a seamless transition into a lifestyle of unparalleled luxury and comfort, inviting residents to immerse themselves in the rich history and charm of Estepona's Old Town while enjoying the modern amenities and conveniences of contemporary living.

