

## Townhouse for sale in Estepona, Estepona

976,000 €

Reference: R4868485 Bedrooms: 3 Bathrooms: 4 Plot Size: 159m<sup>2</sup> Build Size: 132m<sup>2</sup> Terrace: 35m<sup>2</sup>



## Costa del Sol, Estepona

Unique and Spacious Townhouse in the Heart of Estepona town centre

This extraordinary townhouse, located in the charming old center of Estepona, offers a rare opportunity with its two separate houses joined together, each featuring its own entrance on different streets.

Just a 5 minute walk from the Paseo Marítimo and the beach, this property provides a blend of traditional Andalusian charm and modern living, making it an exceptional find.

### Ground Floor:

Upon entering, you are greeted by a spacious living area that is currently being used as an art gallery and entertainment space.

The room is versatile and can easily be transformed into a large family room or other functional spaces.

Adjacent is a professional-grade kitchen, fully equipped and designed for culinary enthusiasts, along with a guest bathroom.

The ground floor opens directly onto a 35 m<sup>2</sup> patio, perfect for outdoor dining or relaxation.

On the opposite side of the patio is the second house, which includes an additional room and bathroom.

Notably, this second house offers the potential to build an additional floor, adding to the property's flexibility and investment potential.

### First Floor:

The first floor features a cozy living area with a terrace, providing a quiet space to enjoy the fresh air and beautiful views of the surrounding area.

A fully fitted breakfast kitchen, two generously sized bedrooms, and two bathrooms complete the layout of this level, offering comfort and privacy for family members or guests.

### Additional Features:

This property is equipped with modern amenities, including underfloor heating with a heat pump, a solar panel system, and a photovoltaic system, ensuring energy efficiency and sustainable living.

With its unique layout, dual entrances, and the possibility of further expansion, this townhouse is full of potential, making it an ideal home for a large family, a creative workspace, or even as an investment property.

Its unbeatable location in the heart of Estepona, just steps from the beach and all local amenities, adds tremendous value to this one-of-a-kind property.

## Features:

### Features

Covered Terrace  
Private Terrace  
Double Glazing  
Utility Room

### Views

Urban

### Furniture

Not Furnished

### Category

Resale

### Orientation

South

### Setting

Close To Port  
Close To Sea  
Close To Shops  
Close To Schools  
Town  
Close To Marina

### Kitchen

Fully Fitted

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace  
U/F Heating

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Utilities

Electricity  
Drinkable Water