



## Adosada en venta en Estepona, Estepona

565.000 €

Referencia: R5255623    Dormitorios: 3    Baños: 3    Construido: 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.



## Características:

### Características

Terraza  
Terraza  
Trastero  
Baño privado  
Doble acristalamiento  
Armarios ajustados  
Solárium  
Wifi  
Sala de servicios  
Sótano

### Vistas

Jardín  
Piscina

### Piscina

Comunal  
Piscina para niños

### Jardín

Comunal  
Ajardinado  
Mantenimiento fácil

### Servicios Públicos

Electricidad  
Agua potable  
Teléfono  
Gas

### Orientación

Norte  
Este  
Sur  
Sudeste

### Posición

Junto a la playa  
Cerca del puerto  
Urbanización  
Cerca del mar  
Cerca de las tiendas  
Cerca de la ciudad  
Cerca de las escuelas  
Cerca del bosque  
Cerca de Marina

### Muebles

Sin Amueblar

### Seguridad

Complejo cerrado  
Seguridad de 24 horas  
Sistema de alarma  
Persianas  
Teléfono de entrada

### Categoría

Casas de vacaciones  
Inversión  
Frente a la playa  
Golf  
Lujo  
Reventa  
Contemporáneo

### Climatización

Aire acondicionado  
A/C pre instalado  
Fría de aire acondicionado  
A/C caliente

### Estado

Excelente  
Nueva construcción

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Cochera  
Párking Privado  
Párking Cubierto  
More Than One