

**Sales - House - Estepona**  
**569.000€**

**www.mibgroup.es**  
**+34 662 58 96 58**  
**info@mibgroup.es**



**Ref.-ID: MIBGR4870690**

**Estepona**

**House**

**Community: 2,256 EUR / year**

**IBI: 724 EUR / year**

**Rubbish: 136 EUR / year**



**3**



**2**



**191 m2**

Welcome to your dream home in the prestigious area - New Golden Mile, Estepona East, just 25 meters from the beach! This beautifully reformed townhouse offers a perfect blend of luxury and comfort, making it an exceptional choice for both living and investment. Experience the Mediterranean's beauty and Marbella's vibrant atmosphere. Wake up to stunning ocean views and spend your days exploring the beautiful coastline. In the evenings, relax on the terrace or rooftop while enjoying the sunset. Key Features: Prime Location: Situated in a sought-after neighborhood with an exceptional promenade right at your doorstep, perfect for leisurely walks and dining. Spacious Layout: This townhouse boasts 3 spacious bedrooms and 2 modern bathrooms, ideal for families or guests. Outdoor Oasis: Enjoy ample outdoor space for relaxation and entertaining, including a stunning 360-degree terrace with breathtaking sea views. Recent Renovation: The property has been recently updated, ensuring a fresh and contemporary living experience. Investment Potential: With its desirable location and amenities, this property is not only a fantastic home but also a great investment opportunity. LPO Approved: The property comes with a Licencia de Primera Ocupación (LPO), ensuring everything is in order for your peace of mind. Don't miss the chance to own this incredible townhouse in one of Marbella's most desirable areas. Whether you're looking for a permanent residence or a vacation rental, this property has it all!

- |   |   |   |   |  |  |
|---|---|---|---|--|--|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachside</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Schools</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li><li>✓ Recently Renovated</li><li>✓ Recently Refurbished</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Panoramic</li><li>✓ Urban</li><li>✓ Street</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Barbeque</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul> |
| <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li><li>✓ Partially Fitted</li></ul>  | <b>Security</b> <ul style="list-style-type: none"><li>✓ Electric Blinds</li><li>✓ Alarm System</li></ul>                            |   |   |  |  |