



## Townhouse for sale in Estepona, Estepona

389,950 €

Reference: R4944457 Bedrooms: 2 Bathrooms: 2 Plot Size: 32m<sup>2</sup> Build Size: 96m<sup>2</sup> Terrace: 40m<sup>2</sup>







## Costa del Sol, El Paraiso

### SALE AGREED / AWAITING RESERVATION

Enviably located frontline townhouse offering stunning panoramic views to the El Paraiso golf course and Monte Mayor Mountains.

The west facing property, set within an exclusive community of 12 townhouses at the boundary of the El Parasio Golf Course is part of an area consistently voted one of the most desirable residential locations on the Costa del Sol.

The house with white Andalusian design exterior façade, is distributed over two levels with exterior terraces on both levels overlooking the entire golf course, an exquisite semi enclosed garden is set within the immaculate tropical residents gardens. From the entrance door, a hallway leads to a classic kitchen with white carpentry, Bosch appliances with modern granite surfaces. An impressive open plan lounge-dining room is classically furnished with ample dining area and a TV area with double leather sofas in front of an original Andalucian fireplace. A convenient guest bathroom with floor to ceiling marble tiling and shower area adjoins the lounge.

Wide picture doors from the lounge offer access to a remarkable exterior, open dining BBQ and relaxation terrace offering mirage views onto the golf course, tropical palm gardens and resident's swimming pool.

The large swimming pool and gardens are shared by only 12 residences and are a unique and highly prized feature of this much sort after property.

The immaculately maintained community grounds are accessible via steps from the terrace and are encapsulated with beautifully developed rose and bougainvillea bushes with multiple tall tropical palms.

A spacious 32m2 patio garden is situated at the main entrance to the house.

An impressive feature marble staircase provides access to the first floor master bedroom with adjoining marble bathroom with bathtub and a further double guest bedroom, both bedrooms offer open terraces from wall to wall picture doors and offer elevated panoramic views across the El Paraiso Golf Course, the mountains of Monte Mayor and coastline of Estepona.

The property is in good condition throughout and is fully equipped to provide a comfortable residence but also has high potential as a renovation project. A basement area exists under the lower terrace which has potential to be converted to include e.g. a compact annex studio apartment, office / den or a home gym.

All furniture and fixtures are included in the price.

All decoration throughout included

Air Conditioning and Electric Persians Installed

El Paraiso Golf Hotel, The Ramos Restaurant, El Paraiso Golf Course and Clubhouse provide a haven of amenity just 2 minutes walk from the property.

5 minutes drive to Bel Air, Cancelada and Guadalmina Alta Dining, Commercial and Shopping Centre located across Barrio de Cortes.

The wonderful sandy beaches of "Costalita" with their own beautiful purpose-built beach paseo and the ultra exclusive Villa Padierna Racquet Club are just a 10 minute drive away.



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These properties rarely come to the market. Viewing is Highly Recommended.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Marble Flooring  
Fitted Wardrobes  
Solarium  
WiFi  
Utility Room  
Restaurant On Site  
Near Church  
Access for people with reduced mobility

### Views

Mountain  
Panoramic  
Country  
Garden  
Pool  
Golf Views

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Landscaped

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

E

### Orientation

West

### Setting

Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools

### Furniture

Fully Furnished

### Security

Electric Blinds

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Cheap  
Golf  
Resale

### Climate Control

Air Conditioning  
Fireplace  
Central Heating

### Condition

Good  
Fair

### Kitchen

Fully Fitted

### Parking

Open  
Street  
More Than One

### Energy Rating

E