ESTEPONA

sypialnie	■azienki	zbudowany m²
3	3	173

DOM SZEREGOWY W 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.

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