



## Townhouse for sale in Estepona, Estepona

445,000 €

Reference: R4989478   Bedrooms: 2   Bathrooms: 2   Build Size: 77m<sup>2</sup>   Terrace: 12m<sup>2</sup>





## Costa del Sol, Estepona

### SECOND LINE BEACH 2 BED/2 BATH TOWNHOUSE – ESTEPONA PROMENADE!

Immaculately maintained and upgraded family townhouse less than 2 minutes walking distance from the emblematic Mirador de Estepona, the new promenade and the beach!

Nestled in a quite street and enjoying a south orientation, with no tall buildings nearby to shadow it, the house was refurbished and just needs cosmetic upgrades. It would, however, allow for a vertical extension to be built in, subject to the current regulations and building ratios.

Currently the house is built on 3 floors. The ground floor houses the living room, an unusually large kitchen with dining table and exit to a pantry/laundry room plus a full bathroom.

Upstairs we find 2 good size bedrooms. One of them faces north and has a walk-in wardrobe and exit to a patio from where a ladder gives access to the solarium/roof area. Here is where a more accessible terrace with stunning sea views could be developed.

The other bedroom has a south facing balcony and sea views. There is a full bathroom servicing this floor.

The family home has been regularly maintained and upgraded by the current owners and is in perfect working order, ready to be lived in and enjoyed. A fantastic opportunity for non-EU citizens to secure their Golden Visa status before it is withdrawn next month.

## Features:

Features	Orientation	Views
Near Transport	South	Sea
Double Glazing		Beach
Fitted Wardrobes		Port
Solarium		Urban
WiFi		Street
Utility Room		
Setting	Condition	Furniture
Beachside	Good	Fully Furnished
Close To Port		Optional
Close To Sea		
Close To Shops		
Close To Schools		
Town		
Close To Marina		
Kitchen	Parking	Utilities
Fully Fitted	Street	Electricity
Category	Energy Rating	Drinkable Water
Investment	D	CO2 Emission Rating
Beachfront		D
Resale		