



## 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 A fantastic opportunity for non-EU citizens to secure their Golden Visa status before it is withdrawn next month.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

Near Transport  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Utility Room

### Setting

Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Schools  
Town  
Close To Marina

### Kitchen

Fully Fitted

### Category

Investment  
Beachfront  
Resale

### Orientation

South

### Condition

Good

### Parking

Street

### Energy Rating

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### Views

Sea  
Beach  
Port  
Urban  
Street

### Furniture

Fully Furnished  
Optional

### Utilities

Electricity  
Drinkable Water  
**CO2 Emission Rating**  
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