

## Townhouse for sale in Estepona, Costa del Sol

3 Bedrooms | 3 Bathrooms | 95 m<sup>2</sup> Interior | 17 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes  
€ 305 IBI | € 95 Rubish tax | € 600 Community fees



### Property Description

Charming fully renovated townhouse located in the prestigious Seghers area, just a short walk from Estepona Port and Playa del Cristo. An ideal property both as a permanent residence and as a secure investment on the Costa del Sol.

The property offers 3 bedrooms and 2 bathrooms, with a modern and functional layout. The kitchen flows seamlessly into the dining and living area, creating a bright, open-plan space that is both welcoming and perfect for everyday living or entertaining.

It features a private garden and terrace with south-facing orientation and sea views, ideal for enjoying the sun and natural light throughout the day. Additional features include a loft space, separate laundry room, and storage room, providing extra comfort and practical storage.

A key added value is that the property has a tourist use license, making this property an excellent investment opportunity for both holiday and long-term rentals.

Located just 200 metres from the beach, with a bus stop within walking distance, the property offers easy access to all services, shops, and leisure areas without the need for a car. The urbanisation is surrounded by green areas, offering a peaceful, well-maintained environment, and also provides ample outdoor parking spaces.

An excellent opportunity for those looking to live close to the sea or invest in a high-demand area of Estepona with strong rental potential.

Don't miss this opportunity — contact us for more information or to arrange a viewing.