

**Townhouse for sale in Estepona, Estepona****575,000 €**Reference: R5237233   Bedrooms: 3   Bathrooms: 3   Build Size: 206m<sup>2</sup>   Terrace: 53m<sup>2</sup>



## Costa del Sol, Estepona

Cozy townhouse in the well-established residential complex "Balcones del Seghers", located in the Puerto de Estepona urbanization (Seghers area), one of the most sought-after areas of Estepona due to its tranquillity, proximity to the sea and easy access to the marina and town centre.

The property, full of charm, is distributed over two above-ground floors, plus a large rooftop/solarium terrace, and offers a pleasant private garden of approximately 52.70 m<sup>2</sup>, ideal for enjoying the Costa del Sol climate all year round.

### Layout

Ground floor (approx. 58 m<sup>2</sup> built, including porch):

Entrance from the communal area through a front garden and a covered porch.

Independent kitchen.

Guest toilet.

Living-dining room with fireplace, very cozy, with direct access to an exterior porch overlooking the rear garden, perfect as a summer dining area or chill-out space.

First floor (approx. 57 m<sup>2</sup> built, including terrace):

Landing providing access to:

Three bedrooms.

Full family bathroom.

One of the main bedrooms has an en-suite bathroom, offering greater privacy and comfort.

The second bedroom has a private exterior terrace, providing natural light and cross ventilation.

Rooftop/solarium:

Accessed via the same internal staircase to the roof terrace, designed as a walkable terrace, a space with great potential as a solarium, barbecue area or chill-out lounge.

This property is ideal both as a permanent residence and as a holiday home, thanks to its location in one of the most emblematic urbanizations in Seghers, its family-friendly layout with three bedrooms, and its attractive private outdoor areas (front garden, rear garden, terraces and rooftop).



## Features:

Features	Orientation	Views
Covered Terrace	South	Sea
Private Terrace		Mountain
Marble Flooring		Urban
Fitted Wardrobes		Beach
Wood Flooring		
Setting	Condition	Pool
Close To Port	Good	Communal
Urbanisation		
Close To Sea		
Furniture	Kitchen	Security
Fully Furnished	Fully Fitted	Gated Complex
Parking		
Garage		
Private		