

## Townhouse for sale in New Golden Mile, Estepona

875,000 €

Reference: R4850575 Bedrooms: 3 Bathrooms: 2 Build Size: 158m<sup>2</sup>



## Costa del Sol, New Golden Mile

Fantastic frontline beach townhouse with three bedrooms and two bathrooms in area popular with all year round residents and holiday home owners.

Just a few steps away from the Mediterranean, this property is located in a prime residential area between Estepona and San Pedro with easy access to amenities, schools, golf, pool, fitness classes, tennis and all the supermarkets, shops, restaurants, dentists, hairdressers (and more) that you can find in the vicinity of Cancelada village. However its proximity to El Saladillo beach ensures that this location appeals just as much to summer holiday makers and winter sun seekers creating a vibrant all year round destination.

From the street, it feels like you are entering through the gates of a private villa but once inside you can see straightaway that it is in fact a small micro complex of five well-maintained townhouses with ample parking for the owners and their visitors. The house itself has been fitted with a modern alarm system with external and internal sensors and an intercom system which you can use to open the main gate for visitors.

As you walk through the front door, you have to immediately admire the extraordinary sea view visible from nearly every room of the house. On this floor you will find a fully fitted kitchen, living room, third bedroom (currently set up as an office) and the second bathroom as well as a storage cupboard and beautiful staircase leading upstairs. The wide terrace has been fitted with glass curtains to create an extra room, especially useful during the winter months. In the summer it is possible to fold the glass curtains right back and out of the way so that you can enjoy the garden and terrace to their full potential. From the garden a small pedestrian gate leads directly out to the senda litoral (beach pathway) from where you can enjoy a stroll towards Marbella or Estepona, or stop at one of the nearby beach bars for a drink or meal.

The stairs lead up to two double bedrooms, both with ample storage solutions, and a family bathroom. Both bedrooms also have access to the balcony from where you can enjoy the sea view in peace, away from visitors and family members downstairs!

The five sets of owners in this micro complex communicate efficiently and effectively, and agree any necessary expenditure between them avoiding the need for costly administrators. The advertised community fee reflects that which is payable to the EUC El Saladillo which maintains the wider area of El Saladillo.

This townhouse really needs to be seen to be fully appreciated.

## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Panoramic  
Garden

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System  
Entry Phone

### Energy Rating

E

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Beachfront  
Front Line Beach Complex

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone

### CO2 Emission Rating

D

### Climate Control

Air Conditioning

### Condition

Excellent

### Garden

Private

### Category

Beachfront