Inmobiliaria La Terraza

C/ Santa Ana, 22
Estepona

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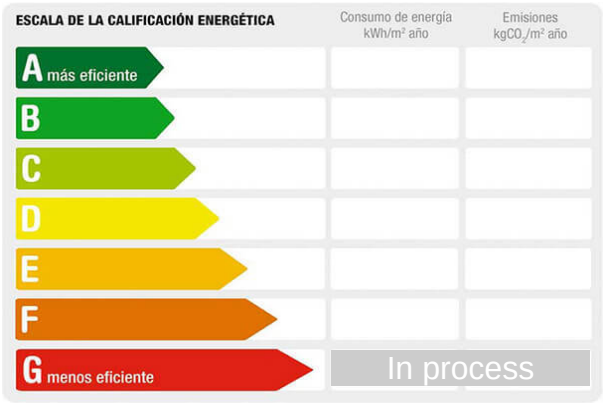
Reference:	**ERB318**
Property type:	House Pareado
Sale/rent:	For sale
Price:	**768.000 €**
Condition:	Good condition

Town:	Estepona
Province:	Málaga
Postal code:	29680
Zone:	La Lobilla



Sqm built:	200	**Air conditioner:**	cold/hot	**Garages:**	2
Sqm terrace:	19	**Terraces:**	2	**Bedrooms:**	3
Orientation:	east-west	**Bathrooms:**	2	**Outward/Inward:**	outward
Cupboards:	2				

Description:

Discover a home that combines contemporary elegance, spaciousness, and energy efficiency in one of the most sought-after residential areas of Estepona. Located in a peaceful and exclusive setting, just a five-minute walk from the town center and surrounded by all amenities, this semi-detached house represents the perfect balance between privacy and urban living.

Distributed over three carefully designed levels:

Main Floor
An elegant entrance hall leads to a guest toilet and a fully equipped kitchen, functional and bright, with independent access to a spacious storage room.
The living-dining room, featuring a stylish fireplace, opens onto a spectacular private garden of approximately 100 m² a true oasis to enjoy the Mediterranean climate all year round.

First Floor
Three exterior bedrooms with built-in wardrobes, designed to provide comfort and natural light.
The master suite includes a private full bathroom, while the additional bedrooms share a second full bathroom, both finished to an excellent standard.

Top Floor
An impressive large open-plan space, ideal as an additional master suite, private office, or entertainment room, with direct access to a sophisticated 19 m² terrace.
Solar panel installation with virtually zero electricity consumption (approximate bill of €1), hot and cold air conditioning, marble floors, double-glazed windows, parking for two cars.

A property offering lifestyle, efficiency, and a strategic location on the Costa del Sol.