

## Maison de ville en terrasse

Estepona



Chambres: 5

Salles de bains: 0

M<sup>2</sup>: 375

Prix: 1 500 000 €

Statut: Vente

Type de propriété: Maison  
de ville en terrasse

Référence: R4571875

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Vue d'ensemble: This elegant three-story house, located in the heart of Estepona's historic old town, has been built in 2016 with advanced qualities and attention to detail, seamlessly blending modern living with authentic Andalusian flair. Spread across 3 floors and an attic with solarium, this residence boasts a total of 5 bedrooms, an office, and 3.5 bathrooms, offering expansive and versatile living spaces to accommodate your lifestyle. What truly distinguishes this property is its exceptional construction features. The contemporary design harmoniously incorporates Andalusian elements, including a sunlit patio that bathes the interior in natural light. The ground floor welcomes you with a grand living room adorned with a fireplace, a well-appointed kitchen equipped with Balay appliances, seamlessly connected to the dining area, and a convenient guest toilet. On the second floor, you'll find three secondary bedrooms and a full bathroom with a shower, along with the master bedroom featuring an en-suite bathroom and wardrobes. Ascending to the third floor, you'll discover a fifth bedroom, a

bathroom, and a laundry room. The highlight of this property is the meticulously designed terrace, an ideal spot for outdoor dining and relaxation. Notably, this property's construction is supported by a geotechnical study that reinforced the foundation with 35 cement pillars. The mixed iron-concrete structure ensures spacious interiors and enhances seismic resilience. The entire house is enveloped in a thermal insulation system (SATE) for energy efficiency and comfort. In terms of technology, the heating/cooling system is exceptional, utilizing Daikin Altherma aerothermal technology. The Technal windows with thermal break contribute to energy efficiency and abundant natural light. Additionally, solar panels provide hot water, backed by the aerothermal system when required. Modern amenities include electric venetian blinds, an electric awning in the interior patio, data network in all rooms, a water descaling system, and a fireplace. This property offers not just a residence but an unparalleled living experience in an incomparable setting. Nestled in Estepona's historic heart, this residence offers more than just a home; it provides an extraordinary lifestyle. Just a stone's throw from the bustling promenade, you can indulge in leisurely seaside strolls and access an array of restaurants and shops. The proximity to the beach allows you to immerse yourself in the Mediterranean whenever you please. Estepona's cultural charm and vibrant coastal life are right at your doorstep.

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Caractéristiques:

Climatisation, None