



MARBELLA  
C R I B S  
G R O U P

## Luxury 3 Bedroom Frontline Beach Townhouse in Guadalobon, Estepona

2.650.000€



**Ref**  
MCG1373

**Beds**  
3

**Baths**  
3

**Plot**  
N/A

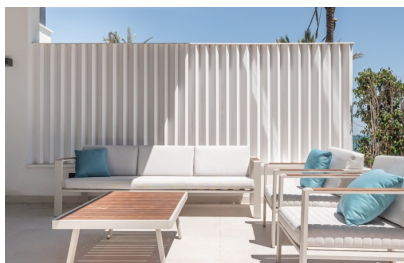
**Built**  
260 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1373
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Status</b>	For Sale
<b>Type</b>	Townhouses
<b>Built</b>	260 m <sup>2</sup>
<b>Terrace</b>	89 m <sup>2</sup>
<b>Price</b>	2.650.000€
<b>Location</b>	Estepona





## About this property

Ideally located in a highly sought-after area just west of Estepona, right in the heart of the Costa del Sol, this stylish, modern 3-bedroom property sits on the front line of the beach, offering exceptional views of the Mediterranean Sea. Just 20 minutes from renowned Puerto Banus and a short drive from the charming and picturesque town of Estepona, nestled on the New Golden Mile, famous for its 21 km of coastline lined with Blue Flag beaches, excellent restaurants and tapas bars, as well as its contemporary sports marina.

All the essentials are close at hand, including shopping areas, medical facilities, pharmacies and some of the best beaches and beach bars in the area, not to mention several of Spain's most renowned golf courses, essential for enthusiasts of this sport.

Distributed over 4 levels, this remarkable townhouse is built with the highest quality materials, adorned with impeccable finishes. It houses three spacious bedrooms and the main bathroom. The designer kitchen, fully equipped, is connected to the bright and comfortable living-dining room, which opens onto a 23 m<sup>2</sup> garden. This space is ideal for savoring your morning cup of coffee while watching the sunrise, for sharing moments of relaxation with family and friends, while enjoying the Mediterranean way of life. On the top floor, a 70 m<sup>2</sup> solarium invites you to enjoy panoramic views stretching from the Mediterranean Sea to Gibraltar and beyond to Africa.

This private and secure residential complex offers 24-hour surveillance, various communal swimming pools, a gym, a wellness area with sauna, as well as lush and manicured gardens. In addition, it offers direct access to the beach. What more could you wish for? Do not hesitate to contact us for a personal or virtual visit. We would be delighted to assist you in this exciting process!

## Contact Us

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