Geschakelde Woning te koop in Estepona, Estepona **1.100.000 €**

Referentie: R5287786 **Slaapkamers:** 2 **Badkamers:** 3 **Plotgrootte:** 109m^2 **Perceelgrootte:** 168m^2 **Terras:** 31m^2

Costa del Sol, Estepona

Exceptional Townhouse (new construction 2019) in the Heart of Estepona Old Town – A True Lifestyle Property

Description:
Prime Location | Move-In Ready | Unique Character | Your own Bar & Social Space
This is an exclusive listing by Costa del Sol Property Norway:

Located in the very heart of Estepona's charming and historic Old Town, this exceptional townhouse new construction in 2019 offers a rare blend of authentic Andalusian character and contemporary comfort. Surrounded by picturesque streets, vibrant cafés, traditional restaurants, and just a short walk from the beach, this is a property designed for those seeking more than just a home, it is a true lifestyle opportunity.

Bar & Social Space – Create Your Own Concept: (This is a bar that is currently in operation)
Whether you envision an intimate cocktail bar, a refined wine lounge, or a vibrant social hub, this adaptable space allows you to bring your own concept to life, both indoors and outdoors.
The ground floor has been thoughtfully designed with hospitality, entertainment, and flexibility in mind. This elegant open-plan area features a fully equipped kitchen and a stylish commercial-grade bar, making it ideal for a private bar, wine lounge, or exclusive social venue. The space opens seamlessly onto a peaceful inner patio, extending the living area outdoors. This inviting patio is perfect for alfresco seating, relaxed daytime gatherings, or atmospheric Mediterranean evenings with guests.

Private Living Quarters:
The upper floor offers a bright and welcoming residential area with a spacious living room and a flexible kitchen layout (open or closed), complemented by a dedicated dining space.
The master bedroom benefits from direct access to its own en-suite bathroom, while the second bedroom features a mezzanine/loft area, ideal for an additional bed, guest accommodation, or storage.
Both bedrooms enjoy charming French balconies overlooking the Old Town streets, filling the home with natural light and creating a light, airy atmosphere throughout.

Flexible Potential & Expansion Opportunity:
This versatile townhouse is perfectly suited as a full-time residence, a holiday home, or a distinctive live-and-entertain concept. There is also the option to convert the ground-floor bar area into additional living space, such as extra bedrooms, a larger living room, or a fully integrated home, offering multiple layout possibilities to suit your personal vision.
Additionally, there is a rare opportunity for expansion: the neighbouring property on the parallel street may be purchased, allowing for a through-property layout and significant development potential. This opens the door to creating a larger residence or a truly unique architectural project in the heart of the Old Town.

Properties offering this combination of character, flexibility, and prime Old Town location are rarely available. An outstanding opportunity to live and invest, in one of Estepona's most sought-after areas.

Kenmerken:

Extra's
Overdekt terras
Nabij vervoer
Berging
Ensuite badkamer
Dubbele beglazing
WiFi
Bar
Restaurant op locatie

Klimaatbeheersing
Vloerverwarming

Uitzicht
Urban Bekeken

Ligging
Commerciele omgeving
Dichtbij haven
Urbanisatie
Dichtbij zee
Dicht bij winkels
Dichtbij stad
Dichtbij scholen
Stad
Dichtbij jachthaven

Huidige Staat
Uitstekende conditie

Meubilering
optioneel Furniture

Keuken
Volledig ingerichte keuken

Tuin
private Garden

Beveiliging
Alarmsysteem
Kluis

Voorzieningen
Elektriciteit
Fotovoltaïsche zonnepanelen
Zonne-energie water verwarming