(+34) 951 621 899

info@marbellastarhomes.com

# Terraced Townhouse

Estepona



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| Rooms: 4 | Bathrooms: 2 | M²: 235 | Price: 600,000 € |
| Status: Sale | Property Type: Terraced Townhouse | Reference: R5402719 | Publish date: 13.06.26 |

Overview:Welcome to your new home on the Costa del Sol. Located in the exclusive residential community of La Palmera, in the highly sought-after area of La Boladilla, Estepona East, this spacious and elegant townhouse enjoys a privileged setting between Estepona and Puerto Banús. Situated within a peaceful community of only 42 homes distributed across two phases, the property offers the perfect combination of privacy, comfort, generous living spaces, and excellent connectivity. Residents benefit from easy access to the A-7 motorway, beautiful beaches, renowned golf courses, international schools, restaurants, beach clubs, shopping areas, and all essential amenities, making it an ideal home for both permanent living and holiday enjoyment. Distributed over four levels and offering approximately 235 m2 of built area, this versatile home has been designed to maximise space, functionality, and natural light throughout. The main floor welcomes you with a bright and spacious living-dining room opening onto a lovely southwest-facing private terrace, perfect for outdoor dining, entertaining guests, or simply enjoying the afternoon sun and Mediterranean lifestyle. This level also includes a fully equipped kitchen with ample storage space, a separate laundry room, and a guest toilet. On the first floor, there are three generous

bedrooms with built-in wardrobes and two bathrooms. The master bedroom features an en-suite bathroom, while the remaining bedrooms share a second full bathroom. Several terraces on this level offer pleasant open views of the sea, gardens, and surrounding greenery. The top floor provides a fantastic multifunctional room that can be used as a fourth bedroom, office, gym, studio, playroom, or family lounge. From here, two additional terraces offer beautiful views of the Mediterranean Sea, the communal gardens, and the swimming pool. The lower level adds significant value to the property, featuring a large multifunctional area, a spacious storage room, and an impressive private garage of approximately 74 m2 with capacity for up to four vehicles. There is also the possibility of enclosing part of the garage area to create additional private space according to the owner's needs. One of the highlights of this property is its beautifully maintained community. Residents enjoy attractive landscaped gardens and a large communal swimming pool, currently undergoing renovation, creating a peaceful and pleasant environment throughout the year. The property also benefits from split-type air conditioning, built-in wardrobes, multiple terraces, excellent storage capacity, abundant natural light, and a practical layout ideal for both permanent residence and holiday use. Key Features: • Bright and spacious living-dining room • 4 bedrooms and 2 bathrooms plus guest toilet • Approximately 235 m2 built area • Southwest-facing private terrace • Sea, garden, and pool views • Large multifunctional top-floor room • Private garage of approximately 74 m2 for up to four vehicles • Spacious storage room • Split-type air conditioning • Built-in wardrobes throughout • Separate laundry room • Large communal swimming pool and landscaped gardens • Quiet residential environment • Excellent access to beaches, golf courses, Estepona, Marbella, and Puerto Banús • Ideal as a permanent residence, holiday home, or investment property This exceptional townhouse offers the perfect combination of space, location, lifestyle, and value in one of Estepona East's most attractive residential communities. A wonderful opportunity to enjoy the very best of the Costa del Sol, whether as a permanent residence, a holiday retreat, or a sound investment. Contact us today to arrange a viewing and experience this special property for yourself. The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base will be the higher of the declared purchase price and the cadastral reference value (Article 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. Notary fees and Land Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost is between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees. Administrative (gestoría) fees (if voluntarily engaged, with freely agreed fees): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Total estimated cost for the buyer: [XXX,XXX] € (+10%).This estimate is indicative and provided in accordance with Article 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller. NG1

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Features:

Pool, Air conditioning, Sea views, None, Parking