



## TOWNHOUSE 3 BEDROOMS 3 BATHROOMS IN COSTALITA

📍 Costalita

REF# R5264305 €1,095,000

BEDS

3

BATHS

3

BUILT

142 m<sup>2</sup>

PLOT

50 m<sup>2</sup>

TERRACE

30 m<sup>2</sup>

— Renovated townhouse by the beach in exclusive Villas de Costalita —

Townhouse in a prime location, right next to the beach, in the highly sought-after and well-maintained urbanisation Villas de Costalita. The community consists of only 33 houses and offers a secure, peaceful and pleasant living environment with surveillance, camera security, regular security patrols and beautifully maintained communal areas.

The property has been completely renovated to a very high standard, with carefully selected materials, modern design and excellent quality throughout. This is a move-in ready home by the sea in outstanding condition.

### FEATURES

– Built area approx. 142 m<sup>2</sup>

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- Fully renovated with premium quality
- Underfloor heating in bathrooms
- Kitchen, wardrobes and bathroom furniture from KÖK
- Siemens appliances
- New wrought iron staircase with solid wood steps
- New air conditioning/ventilation system with three zones
- New windows and slim sliding doors, plus new skylights
- Lowered ceilings with spotlights
- Tuya smart lighting system, Jung switches and sockets
- Solar-powered water heater
- Ecofilters water filtration system
- Electric awnings on both floors
- New entrance terrace with storage space
- Renovation carried out by Premium Build

### PRACTICAL INFORMATION

- Two parking spaces directly at the entrance
- Community fee approx. €351.85/month
- IBI approx. €327/year
- Tourist license granted

### AREA

- Right by the beach, with lifeguards in high season
- Seafront promenade towards Estepona and Isdabe, with planned extension towards Guadalmina Baja
- Close to Swedish International School
- Close to Villa Padierna padel and hotel
- METT Hotel and The Flag Hotel nearby
- New luxury hotel planned for 2027
- Close to Cancelada and all services
- Very close to Mercadona and Lidl supermarkets
- Close to popular beach restaurants and beach clubs
- China Home – large nearby store
- Petrol station nearby
- Easy motorway access in both directions

An excellent home for those seeking beachfront living, security, quality and a very well-maintained environment.



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