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Terraced Townhouse in Estepona

Reference: R5425837

Bedrooms: 3	Bathrooms: 2	M²: 59	Price: 325,000 €
Status: Sale	Property Type: Terraced Townhouse	Parking places: by request	Printing day : 8th November 2026

Overview:Imagine starting your day with breakfast on your sunny terrace, exploring the Benahavís River trails, enjoying lunch by the sea, and ending the day relaxing by the pool. This charming two-storey townhouse in the Mar y Monte community offers exactly that lifestyle, combining comfort, tranquillity, and a privileged location on the Costa del Sol. Located in Monte Biarritz, next to the entrance of Benahavís, the property is just a few minutes from Marbella, Estepona, San Pedro de Alcántara, and the area's beaches, with quick access to all essential amenities, including supermarkets, schools, restaurants, and leisure facilities. One of the property's standout features is its spacious east-facing terrace, the perfect place to enjoy the wonderful climate all year round, have breakfast outdoors, or create a relaxing chill-out area. The ground floor comprises a bright open-plan living room with an integrated kitchen, a guest toilet, and an additional room currently used as a bedroom. This space was created by incorporating part of the original terrace, providing excellent versatility as a home office, guest bedroom, or multifunctional room. Upstairs, there are two bedrooms and a fully fitted bathroom. The main bedroom is particularly appealing, as it benefits from its own private terrace, an intimate space ideal for relaxing and enjoying the peaceful surroundings and open views of the natural landscape. The Mar y Monte community is gated and features security cameras, a communal swimming pool, and landscaped gardens, creating a peaceful, secure, and family-friendly environment. Its location provides easy access within minutes to renowned golf courses such as Guadalmina and Atalaya, the village of Benahavís, the beaches of the Costa del Sol, and the natural trails along the Benahavís River. An ideal property as a permanent residence, holiday home, or investment opportunity. For further information or to arrange a viewing, we will be delighted to assist you. The Abbreviated Information Document (DIA) is available upon request. Costs: Taxes (Property Transfer Tax or VAT + Stamp Duty), notary fees, and Land Registry fees. NBC Estimated buyer's costs: The purchase is subject to Property Transfer Tax (ITP), in accordance with Law 5/2021 on Transferred Taxes, with a maximum general rate of 7%. The taxable base will be the higher of the purchase price stated in the title deed or the official cadastral reference value (Article 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. Notarial fees and Land Registry fees are regulated by official tariffs (Royal Decrees 1426/1989 and 1427/1989 respectively). Estimated notarial costs range from €500 to €2,000, while Land Registry fees are estimated between €250 and €1,500. Administrative management fees (gestoría), if voluntarily contracted, are freely agreed and are estimated between €300 and €500. The Municipal Capital Gains Tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Estimated total buyer's costs: €32,500 (+10%). This estimate is provided for guidance purposes only and is supplied in accordance with Article 20.1.c) of the General Law for ■the ■Protection ■of ■Consumers ■and Users (TRLGDCU). The final ■amount ■will depend ■on the ■specific circumstances of the transaction ■and ■the buyer. Agency fees ■are ■paid ■by ■the ■seller. ■NBC

Features:

Town, Pool, Mountain views, Garden