

**Sales - Apartment - Estepona**  
**450.000€**



**Ref.-ID: R5252146**

**Estepona**

**Apartment**

**Community: 1,200 EUR / year**

**IBI: 650 EUR / year**

**Rubbish: 150 EUR / year**



**2**



**2**



**48 m2**

This contemporary apartment, set in the highly desirable area of Estepona, Málaga, offers an ideal combination of comfort and practicality. With a built area of 57.29 m<sup>2</sup> and a 7.8 m<sup>2</sup> terrace, it provides a well-balanced layout perfectly suited to relaxed, easy living. The property features two generously sized bedrooms and two bathrooms, including a guest toilet—an excellent choice for families or those looking for a convenient holiday getaway. Ready for immediate occupancy, the apartment offers a welcoming living room and fitted wardrobes that maximise storage. Air conditioning maintains year-round comfort, and a lift ensures effortless access throughout the building. Residents can enjoy pleasant street views from the balcony and benefit from the apartment's close proximity to everyday essentials. Transport links, schools and the town centre are all within easy reach, simplifying daily routines. The location is also ideal for leisure, with children's play areas nearby and the sea and beach just a short stroll away. In summary, this property represents an outstanding opportunity for anyone seeking a stylish, well-equipped home in a lively coastal setting, with all key amenities and attractions close at hand. Apartment comes unfurnished. Further the complex has allowed short term rental licenses , so this is perfect for rental investment. The complex does not have a parking space but there is a possibility to rent out a place next by between 70-100€per month. Contact us for more details !

**Setting**

- ✓ Town
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Orientation**

- ✓ South East

**Condition**

- ✓ Excellent
- ✓ New Construction

**Climate Control**

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C

**Views**

- ✓ Sea
- ✓ Urban
- ✓ Street

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Fiber Optic

**Furniture**

- ✓ Not Furnished

**Kitchen**

- ✓ Fully Fitted

**Security**

- ✓ Entry Phone

**Parking**

- ✓ Street

**Utilities**

- ✓ Electricity

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale