

**Sales - Apartment - Estepona**  
**315.000€**



**Ref.-ID: R5304985**

**Estepona**

**Apartment**



**3**



**1**



**104 m2**

Bright and Spacious 3-Bedroom Apartment in Estepona Centro - Exterior-Facing with Terrace, Elevator, and Close to the Beach Take advantage of this excellent opportunity to acquire a luminous and airy apartment on Calle Calvario, located in the heart of Estepona's lively Centro area. This central neighborhood combines historic charm with modern amenities and provides easy access to the Costa del Sol's stunning beaches. Covering 104 m<sup>2</sup>, this first-floor apartment is well-maintained and ready for immediate occupancy. All rooms face the exterior, allowing for plenty of natural light and a spacious feel. Ideal for families or as a long-term investment, Estepona Centro is known for its beautiful streets and sunny climate, boasting over 320 days of sunshine per year. Property Highlights: Functional Layout: Three generously sized double bedrooms with built-in wardrobes, offering plenty of storage and comfort. Light-Filled Living Areas: A bright living room opening onto a terrace, perfect for relaxing or entertaining, along with a practical kitchen and a fully equipped bathroom. Modern Amenities: Gas (propane) water heater for energy efficiency, plus a terrace providing outdoor space with potential town views. Convenience: Located on the first floor with elevator access for easy mobility. The apartment is in good condition and requires no immediate renovations. Community Features: Situated in a well-kept building, ensuring a secure and pleasant environment. Prime Location: Set in Estepona's vibrant Centro, the apartment is just a short walk from Playa de la Rada and close to supermarkets, clinics, parks, bars, and restaurants. The historic old town is nearby, offering charming plazas, shops, and cultural attractions. Excellent connectivity is available via the A7 motorway, making Marbella reachable in 20 minutes and Gibraltar Airport in 45 minutes. Enjoy nearby leisure options such as scenic seaside walks along the promenade or family trips to Selwo Aventura wildlife park.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Town</li><li>✓ Commercial Area</li><li>✓ Close To Port</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Marina</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li><li>✓ Renovation Required</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Urban</li></ul>               | <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Utility Room</li><li>✓ Near Church</li><li>✓ Fiber Optic</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Part Furnished</li></ul> |
| <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Partially Fitted</li></ul>  | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>   | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Garage</li><li>✓ Street</li></ul>              | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Drinkable Water</li></ul> |   |   |