## Sales - Apartment - Estepona

# 329.000€











**Ref.-ID: R5499271** **Estepona** **Apartment**

**Community: 1,440 EUR / year** **IBI: 560 EUR / year** **2** **2** **89 m2**

Ground-Floor Apartment – Estepona Located in a peaceful residential area next to Estepona Golf, on the western side of Estepona, this apartment enjoys a pleasant setting surrounded by nature and golf, approximately 3 km from the beach, 10 minutes by car from Estepona town centre and 30 minutes from Marbella. The hospital, schools, supermarkets and other amenities are all just a short drive away, in an area that continues to grow and develop. Arranged over one level, the apartment offers bright and spacious interiors and is presented in good condition. It features two bedrooms and a comfortable layout that connects naturally with its two terraces. Their different orientations allow the outdoor spaces to be enjoyed throughout the day. One terrace benefits from the morning sun, while the other enjoys the afternoon sun and features a barbecue area, creating an ideal setting for outdoor dining and relaxing. Overlooking the communal gardens and swimming pool, this outdoor area offers a relaxed, holiday-like atmosphere, perfect for making the most of the Costa del Sol climate. The property is set within a well-maintained gated community, with a communal swimming pool and allocated outdoor parking within the complex. An attractive option for those looking for peace and quiet, generous outdoor space and proximity to both the sea and golf, while remaining within easy reach of Estepona and its amenities.

**Setting**
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

**Orientation**
- ✔ South East Orientation
- ✔ North West Orientation

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Mountain Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Barbeque

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Communal Parking
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

**Category**
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale