

**Sales - Apartment - Estepona**  
**369.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R4905172**

**Estepona**

**Apartment**

**Community: 756 EUR / year**



**4**



**2**



**150 m2**

**SPACIOUS APARTMENT ON ANDALUCÍA AVENUE WITH A GREAT LOCATION** The location of this spacious and comfortable apartment is one of its main advantages. Situated on Avenida Andalucía in Estepona, just a few minutes' walk from the seafront promenade, it enjoys a strategic location with easy access to all types of services. In its surroundings, you will find a wide variety of supermarkets, schools, healthcare centres, dining areas, and public car parks, allowing for a practical and comfortable lifestyle. Additionally, the area is well-connected to the town centre and other key parts of Estepona. The property has a surface area of 150 square metres and is perfectly distributed to offer generous spaces. With four bedrooms and two full bathrooms, it is ideal for families seeking comfort and space. The southeast orientation ensures that the apartment receives natural light for most of the day, contributing to a warm and bright atmosphere throughout. The kitchen is fully equipped and includes a separate utility room, providing extra convenience for daily living. As for the facilities, the community offers a communal swimming pool, perfect for relaxing and enjoying the excellent climate of the Costa del Sol. This property is not only ideal as a permanent home but also represents a great investment opportunity. Its location, the size of the property, and the features of the community give it high rental potential, both during peak season and throughout the rest of the year. It is an attractive option for those seeking a property with good profitability. A highly recommended visit!

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Village
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

**Orientation**

- ✓ South East

**Condition**

- ✓ Good

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Urban
- ✓ Street

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Utility Room
- ✓ Wood Flooring
- ✓ Near Mosque
- ✓ Near Church

**Furniture**

- ✓ Optional

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal

**Security**

- ✓ Entry Phone

**Parking**

- ✓ Open
- ✓ Street

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

**Category**

- ✓ Cheap
- ✓ Distressed
- ✓ Resale
- ✓ Contemporary