



Sales - Apartment - Estepona

1.140.000€

www.arbatestates.com

+34 606 84 36 45

+34 602 51 80 97

info@arbatestates.com



Ref.-ID: R5070673

Estepona

Community: 5,016 EUR / year

IBI: 563 EUR / year

Rubbish: 137 EUR / year

Apartment



2



2



140 m²

This beautifully maintained 2-bedroom, 2-bathroom apartment is located in the prestigious La Alcazaba complex, just a short walk from the heart of Puerto Banús and the beach, with its elegant promenade, charming restaurants, and lively bars. Recently renovated and in impeccable condition, the apartment offers generous interior space and excellent potential. For a small investment, the layout can easily be modified to create a third bedroom with an en-suite bathroom by relocating the kitchen to the living area. The home features a spacious living and dining room that opens onto a covered terrace with direct access to the communal pool. With light pruning of the terrace greenery, partial sea views can also be enjoyed. The fully equipped kitchen includes a separate laundry area. High-quality, newly installed double-glazed windows provide excellent insulation. Both bedrooms are fitted with full-height double built-in wardrobes, and the property is equipped with a modern alarm system for added security. Furniture is not included in the sale but may be negotiable. Additional features include: air conditioning (hot and cold), marble floors inside and terracotta tiling outside, access to the community's lush gardens and pool area, 24-hour concierge service, gymnasium, children's pool, satellite TV, and on-site restaurant. This is a fantastic opportunity to own a stylish and versatile beachside apartment in one of the most sought-after complexes near Puerto Banús — perfect as a permanent residence, holiday retreat, or investment.

Setting	Orientation	Condition	Pool	Climate Control	Views
✓ Beachfront	✓ South	✓ Excellent	✓ Communal	✓ Air Conditioning	✓ Sea
✓ Beachside		✓ Recently Renovated			✓ Garden
✓ Close To Port					
✓ Close To Shops					
✓ Close To Sea					
✓ Close To Town					
✓ Close To Schools					
Features	Furniture	Kitchen	Garden	Security	Parking
✓ Lift	✓ Optional	✓ Partially Fitted	✓ Communal	✓ Gated Complex	✓ Private
✓ Fitted Wardrobes				✓ Alarm System	
✓ Near Transport					
✓ Private Terrace					
✓ Satellite TV					
✓ WiFi					
✓ Gym					
✓ Storage Room					
✓ Ensuite Bathroom					
✓ Marble Flooring					
✓ Double Glazing					
✓ Fiber Optic					
Utilities	Category				
✓ Telephone	✓ Beachfront				
	✓ Luxury				