

**Sales - Apartment - Estepona**  
**439.000€**

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**Ref.-ID: R5139256**

**Estepona**

**Apartment**

**Community: 2,652 EUR / year**

**IBI: 685 EUR / year**

**Rubbish: 140 EUR / year**



**2**



**2**



**182 m2**

We present this exceptional ground floor apartment located in the sought-after area of Las Olas, in West Estepona. The property, with a built area of 182m<sup>2</sup> and 90m<sup>2</sup> of interior space, stands out for its transformation from the original three bedrooms to a modern two-bedroom design, allowing you to enjoy a 30m<sup>2</sup> living room, providing greater space and comfort to the living area. It has two bedrooms and two bathrooms, ideal for both families and couples who value space and functionality. The apartment has a 45m<sup>2</sup> private terrace and a 45m<sup>2</sup> ground floor patio, both perfect for enjoying the Mediterranean climate, the sun and the partial sea views. The property has a fully equipped open-plan kitchen, separate laundry area, air conditioning and built-in wardrobes that optimise the use of space. The property is part of a gated community that offers a wide range of communal services such as a swimming pool, gardens, lift and video surveillance system. Accessibility is guaranteed for people with reduced mobility, and there is a private garage for added comfort and security. In addition, its proximity to schools, shops, public transport, golf courses, the beach and children's play areas makes it an unbeatable option in Estepona. Complementing the comfort and social life are spaces such as the covered terrace, barbecue and landscaped surroundings, ideal for gatherings with family or friends. This property is in excellent condition and represents a unique opportunity for those seeking quality of life, proximity to services and a privileged location on the Costa del Sol.

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</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>✓ Excellent</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>          | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Garden</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>✓ Solarium</li><li>✓ Utility Room</li><li>✓ Barbeque</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Partially Fitted</li><li>✓ Kitchen-Lounge</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>     | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>                  |                                                                                     |