

Sales - Apartment - Estepona
360.000€

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Ref.-ID: R5142676

Estepona

Apartment

Community: 1,536 EUR / year

IBI: 370 EUR / year



2



1



131 m2

2-bedroom apartment for sale with wonderful views in the centre of Estepona Located on the highest floor of the building, offering wonderful views, in the centre of Estepona. Built in 2006, Balcones del Mar is one of the few residential developments that offers all the key amenities anyone could ask for: underground parking, storage room, swimming pool with gardens, open sea views, children area and a prime location right in the centre of Estepona, just a few metres from the Paseo Marítimo. The apartment welcomes you with an open-plan layout, featuring a semi-open kitchen and a spacious living area. The 9 m² terrace, though modest in size, offers the possibility to be extended. The main bedroom is generously sized and shares a bathroom with the second bedroom. Located on the 7th floor, the apartment has no neighbours above, ensuring excellent privacy and tranquillity. This is a fantastic option for summer getaways or long-term rentals. Short-term rentals are not permitted in this building. Balcones del Mar enjoys a prime location in Estepona, perfectly positioned between the Marina and the historic town centre. Just a short walk from La Rada Beach and the Paseo Marítimo, the development offers direct access to the seafront promenade lined with beach bars, cafés, and restaurants. Residents benefit from proximity to supermarkets, shops, public transport, and essential services, all within walking distance. The area combines a peaceful residential atmosphere with the vibrancy of the town. Located just 25 minutes by car from Marbella and Puerto Banús, and with over 325 days of sunshine per year, Balcones del Mar offers the perfect balance of coastal lifestyle, convenience, and year-round livability.

Setting ✓ Town ✓ Beachside ✓ Port ✓ Close To Port ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Marina ✓ Close To Marina ✓ Urbanisation	Orientation ✓ South East	Condition ✓ Excellent	Pool ✓ Communal	Climate Control ✓ Air Conditioning ✓ Hot A/C	Views ✓ Sea
Features ✓ Lift ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace Category ✓ Holiday Homes ✓ Investment	Furniture ✓ Fully Furnished	Kitchen ✓ Fully Fitted	Garden ✓ Communal	Security ✓ Gated Complex	Parking ✓ Street