

Sales - Apartment - Estepona  
395.000€

[www.arbatestates.com](http://www.arbatestates.com)  
+34 606 84 36 45  
+34 602 51 80 97  
[info@arbatestates.com](mailto:info@arbatestates.com)



Ref.-ID: R5289805

Estepona

Apartment

Community: 2,304 EUR / year

IBI: 680 EUR / year

Rubbish: 160 EUR / year



2



2



148 m<sup>2</sup>

Discover this beautiful ground floor apartment located in the exclusive Sunset Golf development, perfectly positioned between Marbella and Estepona. Offering open sea views and a tranquil setting, this property combines comfort, space, and convenience. The apartment features 99 m<sup>2</sup> of interior living space with a bright and spacious layout, including two double bedrooms and two modern bathrooms, one of them en-suite. The living and dining area flows seamlessly onto the outdoor spaces, creating an ideal home for both everyday living and holidays. Outside, you'll enjoy a total of 50 m<sup>2</sup> of private exterior space, comprising a 30 m<sup>2</sup> terrace and a 20 m<sup>2</sup> garden, perfect for al fresco dining, relaxing, or entertaining while enjoying the Mediterranean climate. Situated within a secure gated community with doorman service, residents benefit from a communal swimming pool, underground parking, and a private storage room. The location is exceptional: just minutes from a new padel club with gym, restaurant, and spa, and ideally placed between the vibrant lifestyle of Marbella and the authentic charm of Estepona. An excellent opportunity as a permanent residence, holiday home, or investment property on the Costa del Sol.

- Setting**
- ✔ Close To Shops
  - ✔ Close To Schools

- Orientation**
- ✔ South West

- Condition**
- ✔ Excellent

- Pool**
- ✔ Communal

- Climate Control**
- ✔ Air Conditioning

- Views**
- ✔ Sea
  - ✔ Mountain
  - ✔ Golf
  - ✔ Panoramic
  - ✔ Pool

- Features**
- ✔ Covered Terrace
  - ✔ Lift
  - ✔ Fitted Wardrobes
  - ✔ Near Transport
  - ✔ Private Terrace
  - ✔ Storage Room
  - ✔ Ensuite Bathroom
  - ✔ Marble Flooring
  - ✔ Fiber Optic

- Furniture**
- ✔ Fully Furnished

- Kitchen**
- ✔ Partially Fitted

- Garden**
- ✔ Communal

- Security**
- ✔ Gated Complex
  - ✔ Entry Phone

- Parking**
- ✔ Private