



**Sales - Apartment - Estepona**  
**330.000€**

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**Ref.-ID: R5295850**

**Community: 2,268 EUR / year**

**Estepona**

**IBI: 756 EUR / year**



**2**



**2**



**90 m<sup>2</sup>**

**Apartment**



**77 m<sup>2</sup>**

Stylish living in Aby Upper: Move-in ready with sea views Are you looking for a home in Estepona that is simply "finished" and ready to move into? This ground-floor apartment in the Aby Upper project offers an excellent balance between comfort, quality, and price. Layout and location The apartment features 2 bedrooms and 2 bathrooms and has a practical layout. Being on the ground floor, you have your own private garden at your disposal. From the terrace, you can enjoy beautiful panoramic views and even a view of the sea. The complex itself is gated and secure. You can reach the charming center of Estepona within a few minutes, while at home you enjoy peace and nature. Amenities in the complex Although the price-quality ratio is competitive, you don't have to compromise on facilities. As a resident, you have access to: ● Two communal salt-water swimming pools. ● Sports facilities: a gym, padel court, and a football/basketball court. ● Spacious green zones and a clubhouse for communal use. ● Private parking space and storage room. An interior that works The apartment has been fully furnished by Maison Manon (known from the Dutch TV program "Woonvilla naar Droomvilla"). This means you no longer have to renovate or worry about the decor; everything has been carefully coordinated. Quality is in the details: ● Walls: Finished with ARTE wallpaper and Painting the Past paint. ● Furniture: A stylish mix of premium brands such as Eleonora and By-Boo. ● Sleeping: Comfortable box spring beds by Cinderella. ● Outdoors: High-quality garden furniture by 4 Seasons Outdoor to fully enjoy the garden. The furniture is offered for separate purchase/takeover. The apartment is being sold including a storage unit and a parking space in the basement.

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>
✓ Close To Sea ✓ Close To Town	✓ West	✓ Excellent ✓ Good	✓ Communal ✓ Children's Pool	✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C	✓ Sea ✓ Mountain ✓ Golf ✓ Panoramic ✓ Garden
<b>Features</b>	<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>
✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ WiFi ✓ Gym ✓ Paddle Tennis ✓ Storage Room ✓ Ensuite Bathroom ✓ Double Glazing	✓ Optional	✓ Fully Fitted	✓ Private ✓ Easy Maintenance	✓ Gated Complex ✓ Electric Blinds ✓ Entry Phone	✓ Underground ✓ Garage ✓ Covered ✓ Communal
<b>Utilities</b>	<b>Category</b>				
✓ Electricity	✓ Cheap ✓ Holiday Homes ✓ Investment ✓ Resale ✓ Contemporary				