

**Sales - Apartment - Estepona**  
**395.000€**

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**Ref.-ID: R5383261**

**Estepona**

**Apartment**

**Community: 1,020 EUR / year**

**IBI: 545 EUR / year**

**Rubbish: 130 EUR / year**



**3**



**2**



**109 m2**

An excellent opportunity to purchase a recently renovated flat in a very central location, near Estepona's marina. This property stands out for its prime location, as it is close to all the amenities and services the town has to offer, including shops, schools, public transport and leisure facilities. Furthermore, it is just a few minutes' walk from the beach and the marina, ensuring a comfortable and dynamic lifestyle right in the heart of the Costa del Sol. The property has a total floor area of 109m<sup>2</sup>, of which 96m<sup>2</sup> is internal, and features a pleasant 8m<sup>2</sup> terrace overlooking the communal gardens and swimming pool. The property comprises three spacious bedrooms, one of which has an en-suite bathroom, and an additional bathroom, thus providing the necessary comfort for a family or for entertaining guests. The property is in excellent condition thanks to a recent comprehensive refurbishment, ensuring modern and functional finishes. For added convenience, the property has a private parking space with direct access via a lift. The property is part of a gated community with a communal swimming pool and gardens, ideal for enjoying your free time in a well-maintained and relaxed setting. Its proximity to playgrounds, shopping and educational facilities, as well as its close proximity to the sea and the harbour, make this flat an ideal choice for those looking to combine quality of life, security and an unbeatable location in Estepona.

**Setting**

- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

**Features**

- ✓ Near Transport
- ✓ Ensuite Bathroom

**Orientation**

- ✓ East

**Garden**

- ✓ Communal

**Condition**

- ✓ Excellent

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Pool**

- ✓ Communal

**Parking**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Central Heating

**Views**

- ✓ Sea
- ✓ Urban