

Sales - Apartment - Estepona
317.000€

www.arbatstates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatstates.com



Ref.-ID: R5427229

Estepona

Apartment

Community: 720 EUR / year

IBI: 280 EUR / year



3



1



81 m2

Spacious 3-Bedroom Apartment with Underground Parking & Storage Room – Walking Distance to Estepona Old Town Located in the sought-after Los Reales area, on the edge of Estepona town centre, this spacious apartment offers the perfect combination of comfort, convenience and excellent value. Just a 5-minute walk from the famous Orchidarium and only 10 minutes from the charming Old Town, you'll enjoy all amenities, restaurants, shops and the beach within easy reach. A rare opportunity, as the property includes both a private underground parking space and a storage room. Built in 2001, the apartment features: * 3 generous bedrooms, all with fitted wardrobes * Bright living and dining room * Fully equipped kitchen with a small utility terrace (lavadero) where the hot water boiler is located * Family bathroom with bathtub * Southeast orientation, providing plenty of natural morning and early afternoon sunshine * Roller shutters throughout * Lift access from the underground garage Layout Upon entering, you are welcomed into a central entrance hall. To the right is the spacious living and dining area, while the kitchen with its utility terrace is located on the left. A separate hallway leads to the three bedrooms and the family bathroom. The apartment has been very well maintained and is perfectly habitable as it is. However, a cosmetic update would allow the new owner to modernise it according to their own taste and significantly increase its value. Additional features: * Private underground parking * Private storage room * Lift * Low community fees * Low annual IBI (property tax)

Setting

- ✓ Town
- ✓ Village
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

Orientation

- ✓ South East

Condition

- ✓ Good

Views

- ✓ Courtyard
- ✓ Urban
- ✓ Street

Features

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Double Glazing
- ✓ Near Church

Furniture

- ✓ Optional

Kitchen

- ✓ Fully Fitted

Parking

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Private

Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

Category

- ✓ Resale