EK
ARBAT ESTATES

Sales - Apartment - Estepona

295.000€

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Ref.-ID: R5432149 **Estepona** **Apartment**

Community: 2,100 EUR / year **IBI: 300 EUR / year** **Rubbish: 100 EUR / year** **1** **1** **53 m2**

A rare opportunity to acquire a charming one-bedroom ground-floor apartment in a small, peaceful urbanisation in the sought-after area of Monte Biarritz. Ideally located just off the Benahavís Road, the property is only minutes from San Pedro de Alcántara, Guadalmina, and the beautiful local beaches. Bright and airy throughout, the apartment enjoys pleasant views over the beautifully maintained communal gardens and occupies a private position within a block of just four apartments. To the left of the apartment there is a green passway, not another apartment, allowing for additional space and privacy. Offering added privacy, the property benefits from its own private entrance and features a spacious terrace, comfortably accommodating up to eight guests for al fresco dining. From here, there is direct access to the lush communal gardens and the inviting swimming pool, creating the perfect setting for relaxing or entertaining. Within the gated urbanisation, residents also enjoy access to a covered parking area, with each owner entitled to one parking space. The accommodation comprises an entrance hall, a generous double bedroom with fitted wardrobes, a full bathroom with an external window providing natural light and ventilation, and an open-plan kitchen, dining and living area. The impressive high ceilings enhance the sense of space and light, creating an inviting atmosphere throughout. Additional features include hot and cold air conditioning, electric blinds for enhanced comfort and security in the livingroom, and a retractable awning providing welcome shade over the terrace during the warmer months. While the apartment would benefit from some modernisation, its excellent layout, private outdoor space and superb location present an outstanding opportunity for investors, first-time buyers, or professional couples looking to create a stylish home in one of the Costa del Sol's most convenient residential areas. The community allows holiday rentals so this could also be an incredible investment for providing short-term accomodation to guests looking for a peaceful location. Viewing is highly recommended. Keys are held at our office for easy viewings.

Setting
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ East Facing
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Double Glazing

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone

Parking
- ✔ Communal Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Investment
- ✔ Resale