

**Sales - Apartment - Estepona**  
**345.000€**

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**Ref.-ID: R5478073**

**Estepona**

**Apartment**

**Community: 2,436 EUR / year IBI: 472 EUR / year**

**Rubbish: 95 EUR / year**



**2**



**2**



**97 m2**



**91 m2**

Ground Floor Apartment with 91 m² Private Garden | Estepona Set within a beautifully maintained community in Estepona, this spacious two-bedroom, two-bathroom ground floor apartment offers the perfect balance of comfort, outdoor living and convenience. Large sliding doors open onto a generous 91 m² private garden, creating a wonderful extension of the living space. Surrounded by mature greenery, it's the ideal spot to enjoy breakfast in the sunshine, unwind with a book or entertain family and friends, with plenty of space for outdoor dining, sun loungers or children to play. Inside, the bright living and dining area is filled with natural light, while the well-equipped kitchen, two generous bedrooms and two bathrooms, including an en-suite to the principal bedroom, make the apartment equally suited for permanent living or holidays. The property is sold with a private underground parking space and a storeroom, while residents also enjoy beautifully maintained tropical gardens, a large communal swimming pool, children's pool and a paddle tennis court. Ideally located just minutes from Estepona's beaches, golf courses, shops and restaurants, this is an excellent opportunity for anyone looking for a permanent home, holiday apartment or investment on the Costa del Sol. Property Features \* Ground floor apartment \* Two bedrooms \* Two bathrooms \* 91 m² private garden \* Underground parking space \* Private storeroom \* Large communal swimming pool \* Children's pool \* Paddle tennis court \* Landscaped communal gardens \* Close to beaches, golf and Estepona town

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Setting</b> <ul style="list-style-type: none"><li>✔ Close To Sea</li><li>✔ Urbanisation</li></ul>                                                                                                                                                                                                  | <b>Orientation</b> <ul style="list-style-type: none"><li>✔ North East</li></ul>                                 | <b>Condition</b> <ul style="list-style-type: none"><li>✔ Excellent</li></ul>  | <b>Pool</b> <ul style="list-style-type: none"><li>✔ Communal</li><li>✔ Children`s Pool</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✔ Air Conditioning</li><li>✔ Pre Installed A/C</li><li>✔ Hot A/C</li><li>✔ Cold A/C</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✔ Garden</li></ul>                         |
| <b>Features</b> <ul style="list-style-type: none"><li>✔ Lift</li><li>✔ Fitted Wardrobes</li><li>✔ Private Terrace</li><li>✔ Paddle Tennis</li><li>✔ Storage Room</li><li>✔ Utility Room</li><li>✔ Ensuite Bathroom</li><li>✔ Marble Flooring</li><li>✔ Double Glazing</li><li>✔ Fiber Optic</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✔ Optional</li></ul>                                     | <b>Kitchen</b> <ul style="list-style-type: none"><li>✔ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✔ Private</li></ul>                          | <b>Security</b> <ul style="list-style-type: none"><li>✔ Gated Complex</li><li>✔ Entry Phone</li></ul>                                                      | <b>Parking</b> <ul style="list-style-type: none"><li>✔ Underground</li><li>✔ Garage</li></ul> |
| <b>Utilities</b> <ul style="list-style-type: none"><li>✔ Electricity</li><li>✔ Drinkable Water</li></ul>                                                                                                                                                                                              | <b>Category</b> <ul style="list-style-type: none"><li>✔ Golf</li><li>✔ Holiday Homes</li><li>✔ Resale</li></ul> |                                                                               |                                                                                                  |                                                                                                                                                            |                                                                                               |