**Sales - Apartment - Estepona**

**320.000€**

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







**Ref.-ID: R5481013** | **Estepona** | **Apartment**

**3** | **1** | **102 m2**

Apartment on Avda de Andalucía, in a very central area of the city of Estepona, with a built area of 102 m², an 8 m² private terrace and a location very close to the beach, the sea and numerous services. This is a third-floor property with a lift, offering a good basis for updating and adapting it to a more contemporary and open concept. The interior layout offers a spacious living area which, together with the fully equipped kitchen, makes it possible to plan a renovation to create a more functional and open-plan space. The property has a laundry room, glass doors that enhance natural light and a covered terrace. The apartment has three bedrooms and a very spacious bathroom adapted for people with reduced mobility, making it a suitable option for either a permanent residence or a second home. The property is presented in good overall condition, although its renovation potential is also highlighted, making it easy to personalize the interiors according to the future owner's needs. The building has an underground level intended for parking and communal storage rooms. Its surroundings are especially practical, with shops, schools, restaurants, transport and the city very close by, as well as urban views and a beachside location that further enhance its appeal.

**Setting**
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

**Condition**
- ✔ Good Condition
- ✔ Renovation Required

**Views**
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Near Transport
- ✔ Private Terrace

**Parking**
- ✔ Communal Parking