EK
ARBAT ESTATES

Sales - Apartment - Estepona

550.000€

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











Ref.-ID: R5505718

Estepona

Apartment

Community: 2,940 EUR / year

3 **2** **150 m2**

Two minutes' walk from the beach, this apartment in Estepona offers two outdoor spaces that set it apart: a generous terrace with sea views and, above it, a 103 m² private solarium. Inside, cream marble floors, ceiling mouldings, white lacquered doors and recessed lighting create a bright, classic setting. The living and dining room opens onto the main terrace, partly covered by a porch, with wood-effect flooring, room for an outdoor dining table and a sun lounger area, all looking out to the sea and the communal pool. The separate kitchen has space for a dining table, granite worktops and Siemens appliances. Aluminium joinery and split-system air conditioning with heating ensure comfort all year round. From the terrace, a spiral staircase leads directly up to the solarium, for the exclusive use of the apartment. Its 103 m² of terracotta-toned tiled floor are sheltered by Mediterranean-style walls that provide privacy, with a timber pergola offering shade without enclosing the space. The sea is visible from here, and there is room for sun loungers, an outdoor dining area or a chill-out corner. It is the kind of space rarely found in an apartment. All three bedrooms are doubles with fitted wardrobes. The main and second bedrooms open onto the terrace through large sliding doors, with sea views from the room itself. The third has a window overlooking the greenery of the development. Both full bathrooms have renovated showers. One has a contemporary design, with a rain shower, sliding glass screen, matt black fittings and a floating vanity unit. The other, clad in marble, pairs a double washbasin with a low-profile shower tray, fixed glass screen, copper-tone fittings and an illuminated niche. The apartment is on the second floor with lift access, within a quiet community of terracotta-toned Mediterranean architecture, with well-kept gardens, palm trees, oleanders and a large pool surrounded by lawn. An underground parking space and a storage room are included. Located in the La Galera development in Estepona, with the beach a two-minute walk away, it works equally well as a year-round home or a second residence. A home with light, sea views and outdoor space to spare, just a short stroll from the sand. FEATURES Terrace with sea and pool views Covered porch and wood-effect flooring on the terrace Terrace connected to the living room and two bedrooms 103 m² private solarium with sea views Spiral staircase with direct access to the solarium Timber pergola on the solarium Three double bedrooms with fitted wardrobes Two full bathrooms with renovated showers Rain shower with matt black fittings Marble bathroom with double washbasin and illuminated niche Electric towel rail Marble floors Ceiling mouldings and recessed lighting Separate kitchen with dining area Granite worktops and Siemens appliances Split-system air conditioning and heating Ceiling fan in one bedroom Aluminium joinery Roller shutters Alarm system Lift Communal swimming pool Landscaped gardens Underground parking space Storage room Two minutes' walk to the beach

Setting
- ✔ Town
- ✔ Beachside
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Marina
- ✔ Urbanisation
- ✔ Front Line Beach Complex

Condition
- ✔ Excellent Condition
- ✔ Recently Refurbished

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views
- ✔ Beach Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System

Parking
- ✔ Underground Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Beachfront