EK
ARBAT ESTATES

Sales - Apartment - Estepona

399.000€

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Ref.-ID: R5525185 **Estepona** **Apartment**

Community: 2,400 EUR / year **IBI: 528 EUR / year** **Rubbish: 95 EUR / year** **2** **2** **92 m2**

Located in the sought-after gated community of Golf Hills in Estepona East, this beautifully presented two-bedroom apartment offers an ideal combination of comfort, spacious outdoor living and convenience, within walking distance of the beach and a nearby padel club. The property features 92 m² of built space and a generous 32 m² private terrace overlooking the communal swimming pool and beautifully maintained gardens, with pleasant views of the surrounding greenery. Inside, the apartment offers a bright and welcoming living and dining area with direct access to the terrace, creating a seamless connection between indoor and outdoor living. The fully equipped kitchen provides everything needed for everyday convenience, while the two comfortable bedrooms and two bathrooms, including a master en-suite, make the property perfectly suited to both permanent living and holiday use. The spacious east-facing terrace is one of the property's standout features, offering ample room for outdoor dining, relaxing and enjoying the Mediterranean climate while overlooking the swimming pool and landscaped communal areas. Sold fully furnished and presented in excellent condition, the apartment benefits from air conditioning, a private underground parking space and a separate storage room, providing additional comfort and practicality. Golf Hills is a secure residential development surrounded by beautifully maintained communal gardens and an inviting swimming pool. Its convenient location allows residents to enjoy the beach, a padel club and local amenities within walking distance, while several renowned golf courses, restaurants, shops and the vibrant centres of Estepona and Marbella are just a short drive away. A particularly attractive feature is the property's valid tourist rental licence, offering excellent flexibility for buyers looking to combine personal use with holiday rental potential, subject to applicable regulations. With its spacious pool-facing terrace, excellent location, underground parking and tourist rental licence, this apartment represents an appealing opportunity as a permanent residence, holiday home or investment on the Costa del Sol.

Setting
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ East Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Pool Views

Features
- ✔ Lift
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Basement

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Private Parking

Category
- ✔ Luxury