EK
ARBAT ESTATES

Sales - Apartment - Estepona

595.000€

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











Ref.-ID: R5526007

Estepona

Apartment

Community: 3,840 EUR / year

IBI: 883 EUR / year

3

2

109 m2

This key-ready first-floor apartment is located near Estepona in an elevated position with south and southwest orientation, allowing for plenty of natural light and views of the sea and nearby golf courses. The property is close to Estepona town centre and the marina, with easy access to the AP-7 motorway connecting to Málaga Airport, Marbella and Puerto Banús. Several golf courses, including Doña Julia, Estepona Golf and Azata Golf, are located nearby, as well as a shopping centre with supermarkets, restaurants, pharmacies and other everyday services. The apartment features a spacious terrace designed to enjoy the Costa del Sol climate and outdoor living. Large windows and sliding doors allow for a bright interior and create a smooth transition between indoor and outdoor spaces. Inside, the property is finished with high-quality materials, including polished porcelain flooring from Marazzi used throughout the interior and exterior areas, with slip-resistant outdoor tiles. The bathrooms include Duravit Neo wall-mounted toilets, Mineralmarmo sinks and TRESS CLASS taps, with wood-effect porcelain tiles in the shower areas. The modern kitchen from the Atelier collection features soft-close cabinetry, Silestone countertops and Balay appliances. Aluminium windows and sliding doors by Aluval provide insulation and soundproofing, while the entrance door is armoured for added security and built-in wardrobes offer practical storage. The building offers residents access to landscaped gardens, a large outdoor swimming pool, a fully equipped gym and secure underground parking. The apartment also benefits from centralised air conditioning, energy-efficient systems rated A+, high-quality thermal and acoustic insulation, integrated security systems and elevator access throughout the building. The apartment has a tourist licence.

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

Orientation
- ✔ South Facing
- ✔ South West Orientation

Condition
- ✔ Excellent Condition
- ✔ New Construction

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Gym
- ✔ Barbeque

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Private Parking

Category
- ✔ Contemporary