EK
ARBAT ESTATES

Sales - Apartment - Estepona

194.250€

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Ref.-ID: R5550718 **Estepona** **Apartment**

Community: 432 EUR / year **IBI: 95 EUR / year** **Rubbish: 53 EUR / year** **1** **1** **37 m2**

APARTMENT WITH ELEVATOR IN ESTEPONA PUERTO, NEAR THE SEA AND THE CENTER One-bedroom, one-bathroom apartment in the Estepona port area, located on the first floor with an elevator and southeast orientation. It features 37 m² built, including 7 m² of common elements, and 29,64 m² of living space. A home for those who want to enjoy the sea and get around on foot, with a community fee of 36 □ per month that includes the water supply. The living-dining room extends into the former glazed terrace, currently incorporated into the apartment. Its windows provide natural light and create a pleasant area for resting or reading, connected to the rest of the room. The layout is completed by a fitted kitchen, one bedroom, and a bathroom with a shower. It features air conditioning and a security door. Its location allows you to organize much of your daily life without depending on a car: doing your shopping in the neighborhood stores, heading down to La Rada beach, strolling through the marina, or walking to the center of Estepona. The promenade offers a seaside route for walking, exercising, and enjoying its restaurants and chiringuitos. In the port, you will find cafes, restaurants serving Mediterranean and international cuisine, nautical activities, and the Sunday street market. The surrounding area also features pharmacies, bus stops, and spaces such as Parque del Carmen. The sports facilities of El Carmen and the library and exhibition hall of the Mirador del Carmen expand the leisure options throughout the year. The combination of an elevator, southeast orientation, water included in the community fee, and proximity to the sea makes this apartment an excellent option both for living in Estepona or as a second residence.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Village
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina

Orientation
- ✔ South East Orientation

Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning

Views
- ✔ Street Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Satellite TV
- ✔ WiFi
- ✔ Restaurant On Site
- ✔ Near Mosque

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Entry Phone

Parking
- ✔ Street Parking

Category
- ✔ Investment
- ✔ Resale