

**Продажа - Апартамент - Estepona**  
**605.000€**



**Ref.-ID: R5197165**

**Estepona**

**Апартамент**

**Коммунальные: 7,608 EUR / год**

**Мусор: 186 EUR / год**



**2**



**2**



**90 m2**

This elegant 2 bedroom, 2 bathroom apartment is situated in the highly desirable frontline beach community of Mar Azul, located on the prestigious New Golden Mile. The property provides direct access to the sand and sea. It is within walking distance of Estepona’s lively town centre, offering a wealth of bars, restaurants, shops, and all essential amenities. Its prime location ensures excellent transport links and proximity to schools, golf courses, and Estepona Marina, making it ideal for both permanent residence and holiday retreats. The apartment boasts a generous built area of 90m² complemented by a spacious 20m² private terrace, enjoying a bright south-east orientation that allows for ample natural light. The terrace, with its partial sea and serene garden views, presents the perfect setting for al fresco dining or relaxation in the Mediterranean climate. Inside, the property features a contemporary open-plan living and dining area, a fully fitted and equipped kitchen. The principal bedroom benefits from an en-suite bathroom, while both bedrooms are fitted with ample wardrobes. Marble flooring runs throughout the apartment, and the inclusion of air conditioning and partial underfloor heating ensures year-round comfort. Residents of Mar Azul enjoy access to a range of premium communal facilities, including a beautifully maintained garden, an inviting swimming pool, and secure gated surroundings with 24-hour security service. A lift provides easy access to all floors. The apartment also includes a private garage space and a separate storage room, offering additional convenience and peace of mind. The property’s close proximity to amenities, the beach, and local attractions, combined with its luxurious finishes and practical features, make it an outstanding opportunity for those seeking a sophisticated coastal lifestyle on the Costa del Sol.

**Расположение**

- ✓ Первая линия пляжа
- ✓ На побережье
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам

**ОРИЕНТАЦИЯ**

- ✓ Юго-восток

**Состояние**

- ✓ Хорошее

**бассейн**

- ✓ Общий

**Климат-контроль**

- ✓ Кондиционер
- ✓ Полы с подогревом

**ВИД**

- ✓ Море
- ✓ Сад
- ✓ Бассейн

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты

**Кухня**

- ✓ Частично оборудованная

**Сад**

- ✓ Общественный

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Домофон
- ✓ Охрана 24 часа

**Парковка**

- ✓ Приватная

**Категория**

- ✓ Первая линия пляжа