

## Продажа - Апартамент - Estepona 445.000€



**Ref.-ID: R5245639**

**Estepona**

**Апартамент**

**Коммунальные: 1,188 EUR / год**



**2**



**1**



**90 m2**

Indulge in a Unique Lifestyle in This Beautiful 2-Bedroom Penthouse with Stunning Sea and City Views – Sierra de Estepona-Avda de Andalucía, Estepona Imagine waking to panoramic vistas blending the azure Mediterranean Sea, majestic Sierra Bermeja mountains, and the vibrant cityscape of Estepona – the 'Garden of the Costa del Sol', famed for its flower-adorned streets, whitewashed Andalusian charm, and over 300 sunny days a year. This highly coveted neighbourhood, in Estepona's peaceful west side near Avenida de Andalucía, offers effortless access to pristine beaches (just minutes away), the historic old town with its plazas and markets, supermarkets, schools, healthcare, and public transport – all within walking distance. With the A-7 nearby for quick trips to Marbella or Málaga Airport, it's ideal for families or investors in a market where prices have risen 15.1% in 2025, driven by demand in the Golden Triangle. This meticulously designed penthouse spans a comfortable layout with two spacious bedrooms featuring fitted wardrobes, two modern bathrooms, a fully equipped kitchen, and a generous living-dining room opening onto a terrace with panoramic city views – perfect for al fresco relaxation or entertaining. Additional highlights include air conditioning, a garage, and storage, ensuring everyday convenience. The urbanisation boasts well-maintained gardens and a swimming pool, fostering a serene community atmosphere. In a thriving real estate scene with strong rental yields (6-11%), this property promises both lifestyle luxury and investment potential – contact us today to arrange a viewing!

**Расположение**

- ✓ Город
- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам
- ✓ Рядом с портом
- ✓ Урбанизация

**Особенности**

- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ WiFi
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Доступ для инвалидов
- ✓ Двойные стеклопакеты
- ✓ Возле церкви
- ✓ Оптическое волокно

**Коммунальные услуги**

- ✓ Солнечный нагрев воды

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

**Мебель**

- ✓ По желанию

**Состояние**

- ✓ Отличное

**Кухня**

- ✓ Полностью оборудованная

**бассейн**

- ✓ Общий

**Сад**

- ✓ Общественный

**Климат-контроль**

- ✓ Кондиционер

**меры безопасности**

- ✓ Огражденный комплекс

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн
- ✓ Город
- ✓ Улица

**Парковка**

- ✓ Подземная
- ✓ Гараж
- ✓ Общая
- ✓ Приватная