

**Sales - Apartment - Estepona**  
**325.000€**



**Ref.-ID: MIBGR5297425**

**Estepona**

**Apartment**

**Community: 2,040 EUR / year**

**IBI: 503 EUR / year**

**Rubbish: 140 EUR / year**



**2**



**2**



**160 m2**

Property with Terrace, Versatile Semi-Basement and Communal Swimming Pool. The property is distributed over two floors. The ground floor, with an approximate surface area of 100 m<sup>2</sup>, features an entrance hallway with a row of built-in wardrobes, a fully equipped kitchen, and a laundry area that is accessed exclusively from the bedroom. It also offers a living-dining room with direct access to the terrace. This floor includes one bedroom and a full bathroom. The semi-basement level, with an approximate surface area of 60 m<sup>2</sup>, provides a versatile space suitable for creating a large second bedroom or even an independent studio by installing a kitchen. This level also comprises a second full bathroom and a small patio. It is connected to the ground floor via an exterior staircase through an English patio and has direct access to the communal gardens. The property is located within a gated residential complex with communal gardens and a swimming pool. It includes a private parking space, with the option to purchase an additional parking space for €15,000. Situated just 10 minutes from San Pedro de Alc ntara and 20 minutes from Marbella, the property is set in a quiet area surrounded by other residential developments and villas. The terrace offers views over the urbanization and its gardens.

- Setting**
- ✓ Commercial Area
  - ✓ Close To Town
  - ✓ Close To Schools
  - ✓ Urbanisation

- Features**
- ✓ Covered Terrace
  - ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Satellite TV
  - ✓ Utility Room
  - ✓ Marble Flooring
  - ✓ Basement

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water
  - ✓ Telephone

- Orientation**
- ✓ South East

- Furniture**
- ✓ Fully Furnished

- Category**
- ✓ Investment

- Condition**
- ✓ Good

- Kitchen**
- ✓ Fully Fitted

- Pool**
- ✓ Communal

- Garden**
- ✓ Communal

- Climate Control**
- ✓ Central Heating

- Security**
- ✓ Gated Complex
  - ✓ Entry Phone

- Views**
- ✓ Garden
  - ✓ Urban
  - ✓ Street

- Parking**
- ✓ Underground
  - ✓ Garage
  - ✓ Private