

**Sales - Apartment - Estepona**  
**895.000€**



**Ref.-ID: MIBGR5422402**

**Estepona**

**Apartment**

**Community: 960 EUR / year**

**IBI: 760 EUR / year**



**3**



**2**



**97 m2**

Exclusive 3 bedroom apartment with Panoramic Sea Views on the front line of promenade and beach in Estepona. Located in the heart of Estepona, in a privileged location on the front line of the promenade and the beach in the pedestrian area, this 2-bedroom apartment + with possibility of another one and when closing sliding door in part of the living room. 2 bathrooms. The property is located in one of the most requested areas of the Costa del Sol, with rapid accessibility to all essential services such as shops, leisure areas, schools, marina and golf courses. In addition, it is close to public transport stops and playgrounds, making it ideal both for regular residence and for real estate investment. The apartment, recently renovated and with a modern style, has a constructed area of 102sqm (97m2 indoors), complemented by a private terrace of 12m2 that invites you to enjoy the views of the sea, the city and the urban environment. The interior layout is designed to make the most of the space, with a spacious living room, separate dining room and fully equipped kitchenette. The furniture is new and the atmosphere stays comfortable throughout the year thanks to the air conditioning. The property is characterized by its high quality finishes, such as porcelain floors, fitted wardrobes, armoured door and carpentry. The building has elevator and doorman service, ensuring comfort and security. Despite the lack of a swimming pool, garden or garage, the location in the beach area, the direct connection with the promenade and the proximity to recognized points of interest make up for these absences. Additional facilities include the internet connection through optical fiber and Wi-Fi, telephone, covered terrace, balcony and a functional distribution that facilitates daily life. The house offers a unique experience, combining the tranquility of life by the sea with the energy of a consolidated urban environment and full of services.

<p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Beachfront</li> <li>✓ Town</li> <li>✓ Beachside</li> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Schools</li> <li>✓ Close To Marina</li> </ul>	<p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> <li>✓ South West</li> </ul>	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Recently Renovated</li> </ul>	<p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> </ul>	<p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Panoramic</li> <li>✓ Street</li> </ul>	<p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Double Glazing</li> <li>✓ Courtesy Bus</li> <li>✓ Fiber Optic</li> </ul>
<p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>	<p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> </ul>	<p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Telephone</li> </ul>	<p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Beachfront</li> <li>✓ Resale</li> </ul>	