Sales - Apartment - Estepona

525.000€











Ref.-ID: MIBGR5542891 **Estepona** **Apartment**

Community: 1,596 EUR / year **IBI: 497 EUR / year** **Rubbish: 129 EUR / year** **2** **2** **79 m2**

Located in the highly sought-after community of Puerto Alto, in the heart of Estepona's vibrant marina, this lovely two-bedroom apartment enjoys one of the area's most desirable locations. With the beach, charming old town, marina, restaurants, cafés, shops, and all local amenities just a short walk away, it offers the perfect combination of convenience and Mediterranean lifestyle. The property benefits from a valid tourist licence, making it an ideal permanent residence, holiday home, or investment opportunity with excellent rental potential. An underground parking space is also available as an optional purchase. Situated on the first floor, the apartment boasts lovely views across the marina and out to the Mediterranean Sea. Bright and well-proportioned throughout, the property comprises two spacious double bedrooms, two bathrooms, a fully equipped kitchen, and a generous living and dining room. Large sliding doors open onto an expansive private terrace, providing plenty of space for outdoor dining, relaxing, and enjoying the sunshine while taking in the marina views. The gated community of Puerto Alto is renowned for its beautifully maintained subtropical gardens and two communal swimming pools, offering a tranquil setting just moments from the lively port.

Setting
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ U/F Heating

Views
- ✔ Sea Views
- ✔ Port Views
- ✔ Panoramic Views
- ✔ Garden Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Utilities
- ✔ Electricity
- ✔ Drinkable Water