

**Sales - Apartment - Estepona**  
**575.000€**

**www.mibgroup.es**  
**+34 662 58 96 58**  
**info@mibgroup.es**



**Ref.-ID: MIBGR5152720**

**Estepona**

**Apartment**



**2**



**2**



**77 m2**

Brand New Fully Furnished 2-Bedroom Apartment in Puerto de Estepona – Just One Minute from the Beach! Step into modern coastal luxury with this stunning, brand-new apartment in a 2025-designed building at Calle Melilla, 55, Puerto de Estepona. Boasting 87 m² of useful space, this 2-bedroom, 2-bathroom gem is fully furnished and ready to move in ("a estrenar"), offering a seamless blend of contemporary design and unbeatable location. The open-plan layout features a spacious living-dining-kitchen area (28.15 m²), two comfortable bedrooms (12.54 m² and 10.59 m²), two modern bathrooms, a hall (3.53 m²), and patios for outdoor enjoyment – all with elevator access for ultimate convenience. Key Features: Prime Beachfront Location: Only a one-minute walk to the sandy shores, with a tennis/padel center right around the corner for active lifestyles. Modern and Efficient Design: Completed in 2025, with underground parking, full furnishings, and thoughtful spaces like a paso (1.70 m²) and patios (including Patio 2 at 9.53 m²) for relaxation. Communal Amenities: Enjoy relaxing rooftop areas with BBQ zones and a swimming pool – perfect for unwinding in the sun. Comfort and Convenience: Elevator directly to your floor, bright open-plan living, and proximity to Estepona's vibrant port area. This pristine property is an ideal retreat for those seeking effortless beachside living in a brand-new setting. Contact us today to secure your slice of paradise!

<b>Setting</b> <div><div>✓</div>Beachfront</div> <div><div>✓</div>Town</div> <div><div>✓</div>Commercial Area</div> <div><div>✓</div>Beachside</div> <div><div>✓</div>Port</div> <div><div>✓</div>Close To Port</div> <div><div>✓</div>Close To Shops</div> <div><div>✓</div>Close To Sea</div> <div><div>✓</div>Close To Schools</div> <div><div>✓</div>Close To Marina</div>	<b>Orientation</b> <div><div>✓</div>North East</div>	<b>Condition</b> <div><div>✓</div>Excellent</div> <div><div>✓</div>New Construction</div>	<b>Pool</b> <div><div>✓</div>Communal</div>	<b>Climate Control</b> <div><div>✓</div>Air Conditioning</div> <div><div>✓</div>Pre Installed A/C</div> <div><div>✓</div>Hot A/C</div> <div><div>✓</div>Cold A/C</div>	<b>Views</b> <div><div>✓</div>Urban</div> <div><div>✓</div>Street</div>
<b>Features</b> <div><div>✓</div>Covered Terrace</div> <div><div>✓</div>Lift</div> <div><div>✓</div>Fitted Wardrobes</div> <div><div>✓</div>Near Transport</div> <div><div>✓</div>Private Terrace</div> <div><div>✓</div>WiFi</div> <div><div>✓</div>Tennis Court</div> <div><div>✓</div>Utility Room</div> <div><div>✓</div>Ensuite Bathroom</div> <div><div>✓</div>Access for people with reduced mobility</div> <div><div>✓</div>Marble Flooring</div> <div><div>✓</div>Double Glazing</div> <div><div>✓</div>Near Church</div> <div><div>✓</div>Fiber Optic</div>	<b>Furniture</b> <div><div>✓</div>Fully Furnished</div>	<b>Kitchen</b> <div><div>✓</div>Fully Fitted</div>	<b>Security</b> <div><div>✓</div>Gated Complex</div> <div><div>✓</div>Entry Phone</div> <div><div>✓</div>Alarm System</div>	<b>Parking</b> <div><div>✓</div>Underground</div> <div><div>✓</div>Private</div>	