



**Sales - Apartment - Estepona**  
**415.000€**

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



**Ref.-ID: MIBGR5265934**

**Estepona**

**Community: 1,272 EUR / year**



**2**



**1**



**85 m<sup>2</sup>**

**Apartment**

Magnificent 5th Floor Apartment with Sea Views in Balcones del Mar, Estepona Port - Costa del Sol Seize this exceptional opportunity to own a stunning, fully reformed apartment in the sought-after Balcones del Mar urbanisation, ideally positioned just a short stroll from Estepona's vibrant marina and pristine beaches. This gated community, built in 2006, offers a peaceful retreat between the port and town centre, surrounded by lush parks, restaurants, supermarkets, and leisure facilities - perfect for a car-free lifestyle with everything on your doorstep. Enjoy easy access to the lively promenade, golf courses, and the charm of Estepona's old town, all while benefiting from excellent transport links along the Costa del Sol. Spanning 85 m<sup>2</sup> built with a generous 15 m<sup>2</sup> terrace, this bright, south-facing property floods with natural light and cross-ventilation throughout the day. Recently renovated in 2025 with modern installations, finishes, and layout, it features an open-plan kitchen fully equipped with high-end appliances, a spacious living-dining room opening onto the terrace with open views, two comfortable bedrooms with built-in wardrobes, and a contemporary full bathroom. All rooms are exterior-facing for optimal comfort, and the home is adapted for reduced mobility. The secure urbanisation includes beautifully landscaped gardens, a communal swimming pool, 24-hour security, and direct proximity to the sea (just 2-5 minutes' walk). The price encompasses a private garage space and a large storage room - rare perks in this prime location. Move-in ready and ideal as a primary residence, holiday escape, or investment with strong rental potential. Priced at €415,000 - a modern gem in one of Estepona's most desirable coastal spots!

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>
✓ Beachfront	✓ South	✓ Excellent	✓ Communal	✓ Air Conditioning	✓ Sea
✓ Town		✓ Recently Renovated			✓ Beach
✓ Commercial Area		✓ Recently Refurbished			✓ Port
✓ Beachside					✓ Panoramic
✓ Port					✓ Garden
✓ Close To Port					✓ Courtyard
✓ Close To Shops					✓ Urban
✓ Close To Sea					
✓ Close To Schools					
✓ Marina					
✓ Close To Marina					
✓ Urbanisation					
<b>Features</b>	<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>
✓ Covered Terrace	✓ Optional	✓ Fully Fitted	✓ Communal	✓ Gated Complex	✓ Underground
✓ Lift				✓ Alarm System	✓ Garage
✓ Fitted Wardrobes					✓ Covered
✓ Near Transport					✓ Private
✓ Private Terrace					
✓ WiFi					
✓ Storage Room					
✓ Access for people with reduced mobility					
✓ Marble Flooring					
✓ Double Glazing					
✓ Near Church					
✓ Fiber Optic					