



Sales - Apartment - Estepona  
**425.000€**

[www.mibgroup.es](http://www.mibgroup.es)  
**+34 662 58 96 58**  
[info@mibgroup.es](mailto:info@mibgroup.es)



**Ref.-ID: MIBGR5309191**

**Estepona**

**Apartment**

**Community: 1,440 EUR / year**

**IBI: 420 EUR / year**

**Rubbish: 146 EUR / year**



**2**



**2**



**74 m2**

Modern new-build apartment in the centre of Estepona - with terrace and pool views Within walking distance of both the beach and the charming town centre, this bright and spacious 79 m<sup>2</sup> apartment is located in the modern complex Estepona Gardens. An ideal combination of comfort, central location and a well-maintained living environment. The apartment is situated on the second floor and features a sunny private terrace overlooking the communal swimming pool. The bright living room with large windows provides plenty of natural light and offers direct access to the terrace. The fully equipped kitchen and high-quality finishes complete the property. The apartment offers two bedrooms and two modern bathrooms, making it perfectly suitable for both private use and rental purposes. In addition, the property includes air conditioning, a private underground parking space and a practical storage room. The complex offers excellent communal facilities, including a large swimming pool, children's pool and playground - ideal for relaxation and recreation for all ages. Thanks to its central location, shops, restaurants, supermarkets and charming squares are easily accessible. The connection towards Marbella and Málaga is also quick and convenient. ✓ Living area 79 m<sup>2</sup> ✓ 2 bedrooms and 2 bathrooms ✓ Terrace with pool views ✓ Beach and town centre within walking distance ✓ Private underground parking space and storage room ✓ Available immediately ✓ Short term rental license A comfortable new-build apartment (2023) in a prime location - perfect as a permanent residence, second home or attractive investment on the Costa del Sol.

- |  |  |  |  |   |  |
|--|--|--|--|---|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> </ul>  | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South East</li> </ul>   | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Children`s Pool</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>✓ Garden</li> <li>✓ Pool</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>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Access for people with reduced mobility</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>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>                          | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> <li>✓ Safe</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Private</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> </ul>  | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Luxury</li> <li>✓ Resale</li> </ul> |  |  |   |  |