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Sales - Apartment - Estepona

345.000€

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Ref.-ID: MIBGR5433238 **Estepona** **Apartment**

Community: 2,184 EUR / year **IBI: 450 EUR / year** **Rubbish: 116 EUR / year** **2** **2** **97 m2**

Beautiful West-Facing Apartment in Excellent Condition in Selwo, Estepona Located in the popular Selwo area of Estepona, this beautifully presented 2-bedroom, 2-bathroom apartment is in excellent condition and offers an outstanding combination of space, privacy and convenience. The property features 97 m² built, a spacious 49 m² west-facing terrace, and a practical 9.16 m² utility patio off the kitchen, ideal for laundry, storage or sports equipment. It also benefits from a generous fully fitted kitchen, bright living areas and a private underground parking space. The spacious terrace enjoys the afternoon sun and is equipped with ambient terrace lighting and an automatic irrigation system for the plants, creating an attractive and easy-to-maintain outdoor space. The gated community offers beautifully landscaped gardens, a communal swimming pool with a sun deck, and a residents' padel court. The location is one of its strongest features. Within walking distance you'll find the La Resina Golf & Country Club with its 9-hole golf course, a modern tennis and padel club with restaurant, another popular local restaurant, and the prestigious Atlas American School of Málaga, a trilingual international school. The beach is also less than a 10-minute walk away. Features * Excellent condition * 2 Bedrooms * 2 Bathrooms * 97 m² built * 49 m² west-facing terrace * 9.16 m² utility patio * Spacious fully fitted kitchen * Private west-facing position * Afternoon sun * Ambient terrace lighting * Automatic irrigation system for terrace plants * Underground parking space * Gated community * Communal swimming pool * Landscaped gardens * Residents' padel court * Walking distance to golf, tennis & padel clubs, restaurants and an international school * Less than a 10-minute walk to the beach A fantastic opportunity to purchase a spacious apartment in one of Estepona's most convenient residential areas, ideal as a permanent home, holiday property or investment.

Setting
- ✔ Beachside
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Urbanisation

Orientation
- ✔ West

Condition
- ✔ Excellent

Pool
- ✔ Communal
- ✔ Children`s Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Paddle Tennis
- ✔ Ensuite Bathroom
- ✔ Access for people with reduced mobility
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Near Church
- ✔ Fiber Optic

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted

Garden
- ✔ Communal
- ✔ Landscaped

Security
- ✔ Gated Complex

Parking
- ✔ Underground
- ✔ Private

Utilities
- ✔ Electricity
- ✔ Telephone

Category
- ✔ Golf
- ✔ Investment
- ✔ Resale
- ✔ With Planning Permission