

Sales - Apartment - Estepona
395.000€

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Ref.-ID: MIBGR5456554

Estepona

Apartment

Community: 840 EUR / year

IBI: 350 EUR / year

Rubbish: 151 EUR / year



3



1



80 m2

A fantastic opportunity in one of Estepona’s most attractive seaside locations, approximately 80 metres from the beach and within walking distance of Estepona Marina and the town centre. This 91 m² apartment offers excellent potential to reconfigure and optimise the existing layout, allowing the new owner to create a modern and personalised home that takes full advantage of the space, natural light and location. The property currently features three bedrooms, one bathroom, a bright living area and a private terrace with beautiful sea views. Its south-facing orientation provides excellent natural light throughout the day. Residents also benefit from a private communal garden directly in front of the building, overlooking the Mediterranean, a peaceful outdoor space that further enhances the coastal setting. What makes this property particularly attractive is the combination of sea views, location and potential. With the beach just 80 metres away and restaurants, shops, the marina and Estepona town centre all within walking distance, properties with this combination are increasingly difficult to find. An excellent opportunity as a permanent residence, holiday home or investment in one of Estepona’s most desirable locations. Key Features: 91 m² built 3 bedrooms Private terrace with sea views South-facing Private communal garden with sea views Approx. 80 metres from the beach Excellent potential to optimise the layout Walking distance to Estepona Marina and town centre Close to restaurants, shops and all amenities Strong investment potential An exceptional location with the potential to create something truly special.

Setting ✓ Beachside ✓ Close To Port ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Marina	Orientation ✓ South West	Condition ✓ Good ✓ Fair ✓ Renovation Required	Views ✓ Sea ✓ Beach ✓ Garden	Features ✓ Covered Terrace ✓ Near Transport ✓ Private Terrace ✓ Marble Flooring	Furniture ✓ Not Furnished
Kitchen ✓ Partially Fitted	Garden ✓ Communal	Security ✓ Gated Complex	Utilities ✓ Electricity	Category ✓ Beachfront ✓ Resale	