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Sales - Apartment - Estepona

360.000€

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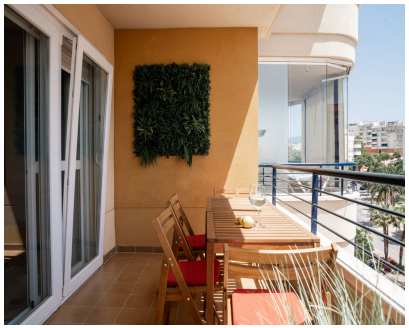

Ref.-ID: MIBGR5500465 **Estepona** **Apartment**

Community: 1,200 EUR / year **IBI: 482 EUR / year** **2** **2** **80 m2**

Apartment in Estepona – Your Costa del Sol Retreat Discover your new home in the heart of Estepona! This charming apartment—offering 80 m² of constructed area (72 m² of usable space)—boasts the city's best location. You'll have direct access to trendy terraces, high-quality restaurants, and the iconic, Andalusian-style squares that define this prime area. Spaces Designed for Enjoyment! The apartment features two bright bedrooms and two full bathrooms, offering the perfect balance of comfort and privacy for a family. Built-in wardrobes maximize smart storage, while an additional storage unit provides extra space for all your belongings. The terrace serves as your personal oasis, ideal for enjoying the Mediterranean climate and views of the vibrant Andalusian urban atmosphere surrounding the property. Includes tourist license! Comfort and Convenience Guaranteed Situated on the third floor with a southeast-facing orientation, the apartment enjoys natural light throughout the day. An elevator ensures easy access, and a parking space—included in the price—adds total convenience. You will also have access to the communal swimming pool, perfect for relaxing during the Costa del Sol's sunny days. Its proximity to leisure and dining areas makes this apartment a smart investment in a trendy city known for its unmatched tourist and commercial appeal. Located in a prime area of Estepona, the property is very close to the port and just minutes from the seafront promenade—home to the iconic Mirador del Carmen building—as well as the beautiful historic center, featuring the Plaza de las Flores and many other attractions. The property is situated in an elevated area with sea views; it offers a peaceful setting without sacrificing proximity to all essential services. Its location is ideal for those who appreciate the strategic advantage it offers for travel to places such as Casares, Manilva, Sotogrande, La Alcaidesa, the Campo de Gibraltar, and Tarifa to the east, and Marbella to the west. Don't miss this magnificent opportunity to live in a rapidly growing area, enjoying a lifestyle—spanning professional pursuits, leisure, and wellness—offered by the sea and the Costa del Sol. Call us now to schedule your visit! In compliance with the Andalusian Regional Government Decree 218/2005 of October 11, the client is informed that notary fees, property registration fees, the Property Transfer Tax (ITP), and other expenses inherent to the sale are not included in the price; however, agency fees are included. The information provided is for reference only and holds no contractual value. Buying a property requires PROFESSIONAL AND SPECIALIZED advice.

Setting
- ✔ Town
- ✔ Beachside
- ✔ Port
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South West

Condition
- ✔ Good

Pool
- ✔ Communal

Views
- ✔ Sea
- ✔ Port
- ✔ Urban

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Marble Flooring

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Partially Fitted

Security
- ✔ Gated Complex

Parking
- ✔ Underground

Utilities
- ✔ Electricity

Category
- ✔ Resale