

## Sales - Apartment - Estepona

# 315.000€

**Estepona**

**Apartment**

**Community: 780 EUR / year**

**IBI: 450 EUR / year**

**Rubbish: 111 EUR / year**



**1**



**1**



**63 m2**

Welcome to this well-designed apartment located in a modern building with an exceptional setting — right on the first beachfront line and in the heart of Estepona! Here, you live directly on the promenade with the sea just a few steps away, and with restaurants, shops, and the entire town centre right around the corner. The property features a separate kitchen, a living room, and a bedroom with built-in wardrobes offering ample storage. From the living room, you have access to one of the apartment's two terraces, with space for a dining table and chairs — ideal for outdoor meals or relaxing. There is also the option to purchase a private garage space, which is a great advantage in this central and highly sought-after area. This is a home with excellent potential, perfect both as a holiday getaway and as an investment thanks to its strong rental possibilities. Feel free to contact us for more information or to arrange a viewing.

### Setting

- ✓ Beachfront
- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation
- ✓ Front Line Beach Complex

### Views

- ✓ Panoramic
- ✓ Urban

### Security

- ✓ Gated Complex
- ✓ Entry Phone

### Orientation

- ✓ West

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Near Mosque
- ✓ Near Church

### Parking

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Communal

### Condition

- ✓ Excellent

### Furniture

- ✓ Optional

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Resale





















