

## Sales - Apartment - Estepona

# 400.000€

**Estepona**

**Apartment**

**Community: 1,200 EUR / year**

**IBI: 565 EUR / year**



**2**



**2**



**90 m2**

Modern 2-Bedroom Apartment with Parking in Residencial Puerto Blanco, Estepona This well-presented 2-bedroom, 2-bathroom apartment is located in the modern residential development Residencial Puerto Blanco, Estepona, completed in 2020. The property is situated on the first floor (Level 1) of Portal 2 and offers a total built area of 90.74 sqm, with 66.15 sqm of usable interior space, plus a private terrace. The layout comprises an entrance hall, fully fitted kitchen, bright living-dining area, two bedrooms, two bathrooms, a separate utility/laundry area, and direct access to the terrace. The apartment enjoys a practical and comfortable distribution, ideal for both residential living and rental use. Included in the price is a private underground parking space, located on Basement Level -2, with 13.39 sqm usable space. The development benefits from: Modern construction (2020) Lift access Underground parking Access to a residents' social club Well-maintained communal areas The property holds a First Occupancy Licence and a valid Energy Efficiency Certificate, making it ready for immediate use or rental. Located in Estepona, the property offers convenient access to local amenities, beaches, and transport links, making it suitable as a permanent residence, holiday home, or investment property.

### Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning
- ✓ Central Heating

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Solar water heating

### Orientation

- ✓ South East

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Port
- ✓ Pool
- ✓ Urban

### Garden

- ✓ Communal
- ✓ Private

### Category

- ✓ Bargain
- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

### Condition

- ✓ Excellent
- ✓ New Construction

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Ensuite Bathroom

### Security

- ✓ Entry Phone
- ✓ Safe

### Pool

- ✓ Communal

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Underground
- ✓ Garage
- ✓ Street













