

## Sales - Apartment - Estepona

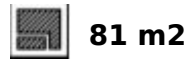
# 317.000€

**Estepona**

**Apartment**

**Community: 720 EUR / year**

**IBI: 280 EUR / year**



Spacious 3-Bedroom Apartment with Underground Parking & Storage Room - Walking Distance to Estepona Old Town  
Located in the sought-after Los Reales area, on the edge of Estepona town centre, this spacious apartment offers the perfect combination of comfort, convenience and excellent value. Just a 5-minute walk from the famous Orchidarium and only 10 minutes from the charming Old Town, you'll enjoy all amenities, restaurants, shops and the beach within easy reach. A rare opportunity, as the property includes both a private underground parking space and a storage room. Built in 2001, the apartment features: \* 3 generous bedrooms, all with fitted wardrobes \* Bright living and dining room \* Fully equipped kitchen with a small utility terrace (lavadero) where the hot water boiler is located \* Family bathroom with bathtub \* Southeast orientation, providing plenty of natural morning and early afternoon sunshine \* Roller shutters throughout \* Lift access from the underground garage  
Layout Upon entering, you are welcomed into a central entrance hall. To the right is the spacious living and dining area, while the kitchen with its utility terrace is located on the left. A separate hallway leads to the three bedrooms and the family bathroom. The apartment has been very well maintained and is perfectly habitable as it is. However, a cosmetic update would allow the new owner to modernise it according to their own taste and significantly increase its value. Additional features: \* Private underground parking \* Private storage room \* Lift \* Low community fees \* Low annual IBI (property tax)

### Setting

- ✓ Town
- ✓ Village
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

### Features

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Double Glazing
- ✓ Near Church

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

### Orientation

- ✓ South East

### Furniture

- ✓ Optional

### Category

- ✓ Resale

### Condition

- ✓ Good

### Kitchen

- ✓ Fully Fitted

### Views

- ✓ Courtyard
- ✓ Urban
- ✓ Street

### Parking

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Private

















