# Sales - Apartment - Estepona

# 577.000€

**Estepona** **Apartment**

**Community: 2,352 EUR / year** **IBI: 598 EUR / year** **Rubbish: 130 EUR / year**

 **2**

 **2**

 **101 m2**

Welcome to this beautiful and spacious apartment in Urb. La Fragata, ideally located close to Estepona Marina. The property is warm and inviting, exceptionally well maintained and offers plenty of space both indoors and outdoors. The apartment features two good-sized bedrooms and two bathrooms, making it an excellent choice as either a permanent residence or a holiday home. The welcoming living room forms the heart of the apartment and provides direct access to the large, south-facing terrace. The terrace offers plenty of room for both outdoor dining and relaxing in the sun. From here, you can enjoy beautiful views of the landscaped communal gardens and swimming pool, with the sea beyond. The location makes it easy to enjoy everything Estepona has to offer. The marina, shops, restaurants, a fitness centre and a supermarket are all within easy walking distance. A pleasant walk along the promenade also takes you to Estepona’s charming historic centre. The property includes a private parking space in the garage of the neighbouring building, as well as a practical storage room. An older car is also included in the sale. Approximate walking distances from the apartment: • 7 minutes to a fitness centre • 6 minutes to the marina • 6 minutes to a supermarket • 6 minutes to restaurants • 25 minutes along the promenade to Estepona’s historic centre Every Sunday, a lively market takes place at the nearby marina, offering a wonderful selection of local products, clothing, crafts and much more. A truly inviting apartment with a wonderful terrace, beautiful views and an excellent location – viewing is highly recommended.

**Setting**
- ✔ Town
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Marina
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ U/F/H Bathrooms

**Views**
- ✔ Sea Views
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone

**Parking**
- ✔ Garage

**Category**
- ✔ Holiday Homes
- ✔ Resale
















NESCAFÉ
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