

**Ref.-ID: MIBGR4679221**

**Estepona**

**Apartment**



**2**



**2**



**140 m2**

For those in search of an oasis of calm and security, just a step away from the vibrant life of Estepona, discover this charming apartment, ready to be personalized to your liking. Located on a desirable corner ground floor, this home opens onto a welcoming terrace overlooking a splendid garden, offering a serene space to relax and enjoy the surrounding natural beauty. Marble floors add a touch of elegance and sophistication to each room, from the cozy hall to the two comfortable bedrooms and the large independent kitchen. The home is completed with a bright living-dining room and two bathrooms equipped with screens, ensuring functionality and style. The practical value is enhanced by three built-in wardrobes and a spacious storage room next to the kitchen, offering abundant and versatile storage solutions. With a ducted AC system and a newly installed unit, comfort is guaranteed all year round. With 87 m<sup>2</sup> of living space and a 30 m<sup>2</sup> terrace, this apartment perfectly combines indoor luxury with outdoor charm. The recently repainted building is located within a community that values the beauty and maintenance of its extensive gardens, home to over 120 palm trees, and has a permanent gardener/handyman, all for a community fee of €147 per month. Although parking inside the building is not private and is subject to availability for an annual fee of €200, the community prioritizes permanent residents, also offering storage rooms at an affordable cost. Plus, free street parking ensures you're never short of space, even at the peak of summer. This apartment is sold furnished, including three beds with high quality mattresses, a large oak table and essential appliances, ready to welcome you and your family. Discover the perfect combination of comfort, style and convenience in this exclusive apartment in Estepona, a place where tranquility and proximity to services come together to create the ideal home.

#### **Setting**

- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

#### **Climate Control**

- ✓ Air Conditioning

#### **Kitchen**

- ✓ Fully Fitted

#### **Utilities**

- ✓ Electricity

#### **Orientation**

- ✓ South

#### **Views**

- ✓ Golf
- ✓ Panoramic
- ✓ Garden

#### **Garden**

- ✓ Communal
- ✓ Private

#### **Category**

- ✓ Golf
- ✓ Investment

#### **Condition**

- ✓ Good

#### **Features**

- ✓ Lift
- ✓ Private Terrace
- ✓ Solarium

#### **Security**

- ✓ Alarm System

#### **Pool**

- ✓ Communal

#### **Furniture**

- ✓ Fully Furnished

#### **Parking**

- ✓ Garage
- ✓ Street



























