

**Ref.-ID: MIBGR5382691**

**Estepona**

**Apartment**

**Community: 1,680 EUR / year**

**IBI: 430 EUR / year**



**2**



**2**



**77 m2**

Charming Apartment with Spacious Terrace, Sea Views and Green Surroundings in Estepona Discover this cozy apartment located in the peaceful and sought-after area of Buenas Noches, Estepona — the perfect setting for those seeking quality living, proximity to the sea, and excellent connections to the main destinations on the Costa del Sol. The property is ideally situated just 300-500 meters from the beach, allowing you to enjoy the sea and beautiful coastal walks within minutes. It also benefits from an excellent location: only 10 minutes from Estepona town center, 20-25 minutes from Marbella, and approximately 15 minutes from Sotogrande. Set on the first floor and enjoying a southeast orientation, the apartment is filled with natural light throughout the day. It is presented in very good condition, ready to move into, and offers a comfortable and functional layout with 2 bedrooms and 2 bathrooms. One of its main highlights is the fantastic private terrace — the perfect space to relax, enjoy the Mediterranean climate, and take in the lovely open views of the landscaped gardens and the sea. The property is part of a beautifully maintained private community featuring lush tropical gardens and a large communal swimming pool, ideal for enjoying the sunshine and tranquility all year round. In addition, the apartment includes a private parking space and storage room, providing extra convenience and storage space. An excellent opportunity as a permanent residence, holiday home, or investment property in one of Estepona's most charming areas.

**Setting**

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

**Climate Control**

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

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Orientation**

- ✓ South

**Views**

- ✓ Sea
- ✓ Garden
- ✓ Urban

**Garden**

- ✓ Communal
- ✓ Landscaped

**Category**

- ✓ Golf
- ✓ Investment
- ✓ Resale

**Condition**

- ✓ Good
- ✓ Recently Refurbished

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Pool**

- ✓ Communal

**Furniture**

- ✓ Optional

**Parking**

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











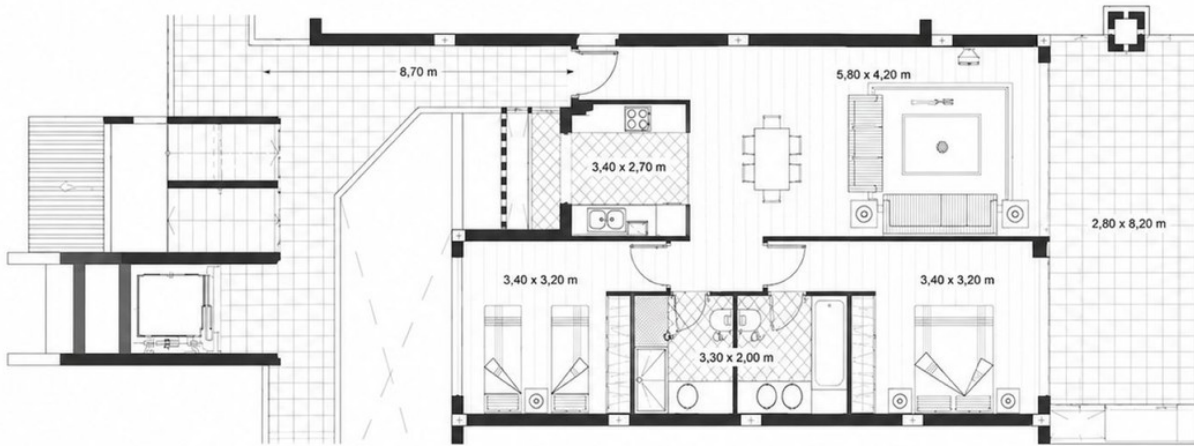
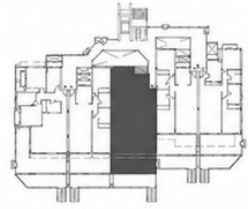








SUP. ÚTIL TOTAL DE VIVIENDA	76,80 m <sup>2</sup>
SUPERFICIE CERRADA	76,80 m <sup>2</sup>
SUPERFICIE TERRAZAS	23,20 m <sup>2</sup>
SUP. CONSTRUIDA	100,00 m <sup>2</sup>



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