

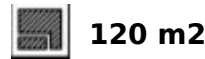
**Ref.-ID: MIBGR5393152**

**Estepona**

**Apartment**

**Community: 2,508 EUR / year**

**IBI: 630 EUR / year**



Bright sea-view duplex with a generous private terrace, perfectly located in one of Estepona's most sought-after areas, walking distance to all amenities. Elegant duplex property with open sea views, a generous private terrace and excellent natural light. Set within a well-kept residential complex with gardens and a pool, offering a relaxed Mediterranean lifestyle in Estepona. Set within a quiet and well-established residential area of Estepona, this bright duplex property offers an appealing balance of space, privacy and connection to the Mediterranean surroundings. The property forms part of a well-maintained residential complex with landscaped communal areas, creating a pleasant and relaxed living environment, ideal as both a primary residence or a holiday home. The property is distributed over two well-defined levels. The main floor features a welcoming entrance hall leading into a spacious living and dining area, filled with natural light thanks to its favourable orientation and direct access to the terrace. This outdoor space acts as a natural extension of the interior, perfect for al fresco dining, relaxing or entertaining, all while enjoying open views of the sea and surrounding residential setting. The separate, fully equipped kitchen is both practical and well-designed, offering ample storage and functionality for everyday living. A full bathroom is also located on this level. Upstairs, the sleeping area comprises two well-proportioned bedrooms and one bathroom, providing comfort and privacy. The layout promotes a calm and balanced atmosphere throughout. The property benefits from a predominantly south to southwest orientation, ensuring abundant natural light throughout the day and enhancing the sense of warmth and openness in every room. The residential complex features landscaped gardens and a communal swimming pool, offering an ideal setting for relaxation and enjoying the outdoor lifestyle that defines the Costa del Sol. Overall, this is a well-balanced property that stands out for its brightness, layout and pleasant views, in a sought-after and well-connected location. Duplex property with a well-balanced layout Spacious private terrace with open sea views Bright living and dining area with direct outdoor access Fully equipped separate kitchen 3 comfortable bedrooms 2 bathrooms South / southwest orientation with abundant natural light Located in a well-maintained residential complex Communal swimming pool Landscaped gardens Quiet and established residential setting Ideal as a primary residence or holiday home Ground floor: Entrance hall Bright and spacious living-dining area with direct access to the terrace Fully equipped separate kitchen Utility/laundry room One bedroom One full bathroom Internal staircase Upper floor: Two bedrooms One full bathroom Small landing/distribution area Located in Estepona, within a well-established residential area close to the sea, this property enjoys a privileged setting just a short distance from the marina. The area offers a perfect balance between tranquillity and convenience, with easy access to beaches, restaurants, leisure areas and all essential services. It also benefits from excellent connections to Estepona town centre and other key points along the Costa del Sol, including golf courses, international schools and main transport routes. An ideal location to enjoy both everyday living and a relaxed coastal lifestyle in an authentic Mediterranean environment.

**Setting**

- ✓ Town
- ✓ 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
- ✓ Hot A/C
- ✓ Cold A/C

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Orientation**

- ✓ South West

**Views**

- ✓ Sea
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Communal
- ✓ Landscaped

**Category**

- ✓ Investment
- ✓ Resale

**Condition**

- ✓ Excellent

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Pool**

- ✓ Communal

**Furniture**

- ✓ Optional

**Parking**

- ✓ Underground
- ✓ Private

























