**Sales - Apartment - Estepona**

**449.000€**

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**Ref.-ID: MIBGR5438368** **Estepona** **Apartment**

**Community: 840 EUR / year** **IBI: 327 EUR / year** **Rubbish: 98 EUR / year**

**2** **1** **80 m2**

Stylish Apartment 2 bedrooms on the first line new boulevard, Avenida San Lorenzo, in the heart of Estepona, with communal rooftop terrace. Discover this beautifully finished apartment in one of Estepona’s most desirable central locations, set on the third floor of a corner building at the junction of Avenida San Lorenzo and Calle Caravaca. 1st line New boulevard with 350 New underground parkingspaces 1€/day. Optional : underground parking space (the only building in historical center with underground parking space) Just 50 metres from Estepona Town Hall and approximately 250 metres from Playa de la Rada, the property offers the perfect combination of modern comfort, city-centre convenience and Mediterranean lifestyle. The apartment provides almost 80 m² of bright and well-designed living space. It features a welcoming entrance hall, a spacious open-plan living and dining area, and a brand-new fully equipped kitchen with elegant Italian design, integrated appliances and refined contemporary finishes. There are two comfortable double bedrooms, both with fitted wardrobes, and one modern bathroom with bathtub. Large windows allow plenty of natural light to enter the apartment, while attractive views over the rooftops of Estepona and towards the mountains enhance the sense of space and location. The apartment is ready to enjoy, making it an excellent choice as a permanent residence, holiday home or investment property. An exceptional opportunity to own a stylish home within walking distance of the beach, the historic centre, shops, restaurants and all daily amenities. An important added value of this location is the development of the new Bulevar Parque Central, a major urban regeneration project of approximately 22,000 m² in the heart of Estepona. The boulevard will create an □□□□ctive connection between the historic old town, the new Town Hall, the commercial area, and the Mediterranean seafront promenade. At street level, the project will feature wide pedestrian areas, landscaped parks and gardens, public squares, walking paths, and decorative water features. It will also include spaces for leisure, commercial activities, and public amenities, creating a vibrant new central hub for the town. Beneath the boulevard, a municipal underground car park with more than 300 spaces is being built, integrated into Estepona’s low-cost parking system (approximately €1 per day). The development will also include designated areas for taxis, loading and unloading, motorcycles, electric vehicles, and bicycles. Currently under construction, this project is set to significantly enhance accessibility, quality of life, and the overall appeal of this central area, making it even more attractive for both permanent living and holiday use. Asking price: €475,000 Key Features: Prime location in central Estepona Third-floor apartment Almost 80 m² built 2 double bedrooms 1 bathroom Bright open-plan living area Fully equipped Italian-design kitchen Fitted wardrobes Rooftop and mountain views 50 metres from Estepona Town Hall Approximately 250 metres from Playa de la Rada Walking distance to shops, restaurants and the historic centre

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Sea

**Orientation**
- ✔ South West

**Condition**
- ✔ Excellent

**Climate Control**
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Urban

**Features**
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Solarium
- ✔ WiFi

**Kitchen**
- ✔ Fully Fitted

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Beachfront
- ✔ Investment

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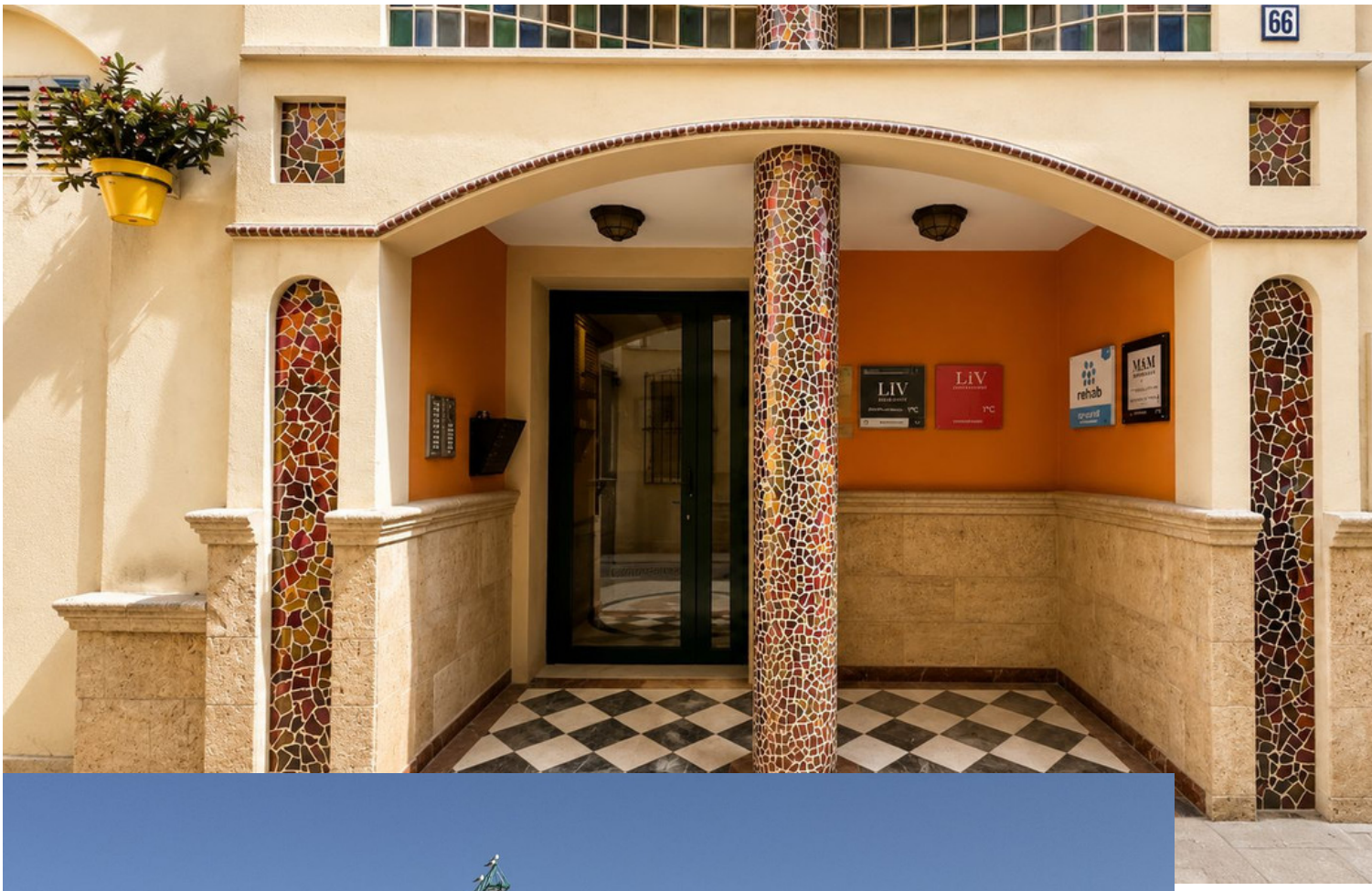
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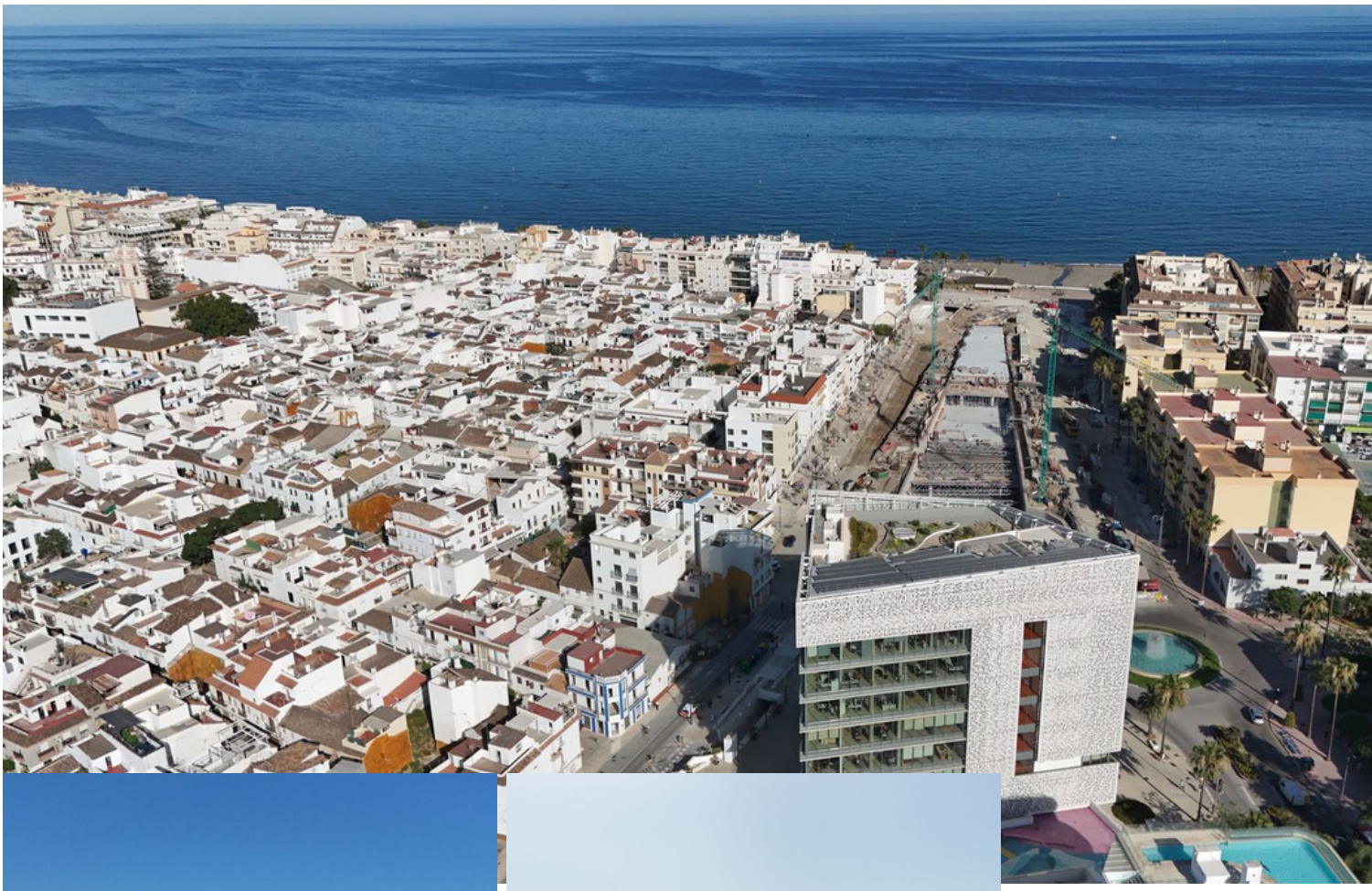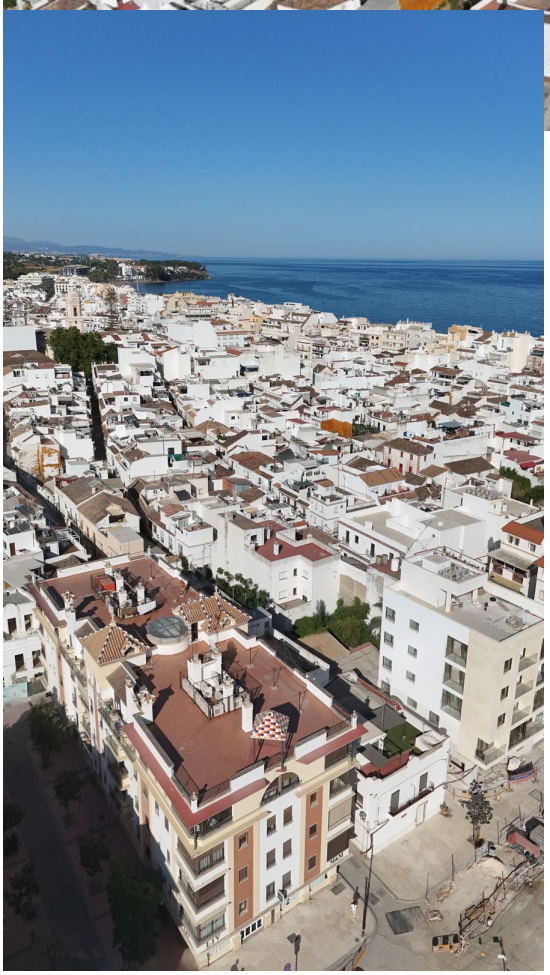
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