Sales - Apartment - Estepona

199.000€

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Ref.-ID: MIBGR5455258 **Estepona** **Apartment**

IBI: 197 EUR / year **Rubbish: 83 EUR / year**

 **1**

 **1**

 **55 m2**

GROUND FLOOR APARTMENT WITH INTERIOR PATIO IN THE HISTORIC CENTER OF ESTEPONA Located in the heart of Estepona, just a few meters from the ongoing boulevard project and only steps from the beach. Surrounded by Estepona's charming streets with a wide variety of leisure activities, restaurants, shops, and more. Malaga Airport is 80 km away. Discover the enormous potential of this approximately 55 m² apartment, designed to be transformed into an elegant home where natural light and open spaces take center stage. A modern and functional layout is proposed, with the interior patio serving as the central hub of the apartment, providing natural light to all rooms. The design features a spacious open-plan living and dining area integrating a fully equipped L-shaped kitchen, creating a comfortable environment for everyday living. The interior patio, the true heart of the home, brings natural light to all rooms thanks to its large windows, generating a pleasant feeling of spaciousness and connection with the outdoors. The sleeping area comprises a spacious master bedroom, designed as a tranquil and inviting space overlooking the patio, and a contemporary bathroom with a walk-in shower and finishes inspired by Mediterranean style, where neutral tones, natural wood, and warm materials predominate. The renovation features clean lines, natural materials, and timeless décor that combines functionality and warmth, making this property an ideal option as a primary residence, a second home, or an investment. This property is designed for those seeking a home with personality and a modern design, where every square meter has been optimized to offer maximum comfort. An excellent opportunity to create an exclusive home with unique charm. We highly recommend a viewing.

Setting
- ✔ Town
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ West Facing

Condition
- ✔ Renovation Required

Views
- ✔ Urban Views

Features
- ✔ Near Transport
- ✔ Private Terrace

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone
- ✔ Gas

Category
- ✔ Investment













FLOOR PLAN

VIVIENDA REFORMADA

42 m² útiles (aprox.)

ESTILO MEDITERRÁNEO BOHO

1. SALÓN - COMEDOR - COCINA
   16.00 m²
2. DORMITORIO PRINCIPAL
   10.00 m²
3. PATIO INTERIOR
   2.00 x 1.50 m = 3.00 m²
   (más estrecho en el lado del pasillo)
4. BAÑO COMPLETO
   3.50 m²

SUPERFICIES APROXIMADAS	
Superficie construida:	45.00 m²
Patio interior:	3.00 m²
Superficie útil total:	**42.00 m²**

ESCALA 1:50

0 1 2 3 m

NOTA: Plano orientativo. Las medidas pueden variar en obra.



























