## Sales - Apartment - Estepona

## 240.000€

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**Ref.-ID: MIBGR5526325** **Estepona** **Apartment**

**Community: 720 EUR / year** **IBI: 169 EUR / year** **Rubbish: 81 EUR / year**

**1** **38 m2**

Renovated South-Facing Studio with Exceptional Sea Views in Aldea Alegría, Seghers Enjoying one of the finest sea views within Aldea Alegría, this south-facing studio occupies a particularly favourable position in Estepona's sought-after Seghers neighbourhood. From the living area and private terrace, the Mediterranean stretches towards Gibraltar and the Moroccan coastline. Natural light fills the interior, while the open-air terrace enjoys sunshine throughout the day. An awning provides shade when desired, and its sheltered position offers protection from both the Levante and Poniente winds, making it an especially pleasant place to enjoy the coastal setting. Renovated several years ago and maintained in good condition, the studio is offered furnished and ready to move into, without the need for further refurbishment. Hot-and-cold air conditioning provides year-round comfort. Aldea Alegría is an established, low-rise residential development surrounded by mature trees and beautifully maintained communal gardens. Unallocated open-air communal parking is available close to the property. The setting combines residential tranquillity with the convenience of having Playa del Cristo and Estepona's marina within a short walk. The nearby Club Babylon also offers access to its swimming facilities for a fee. The studio holds a valid tourist rental registration and is currently used for holiday letting. Low community fees, property tax (IBI) and refuse collection charges further enhance its appeal. With its remarkable sea views, sun-filled terrace and peaceful surroundings, this is a welcoming lock-up-and-leave retreat in one of Estepona's most established coastal neighbourhoods.

**Setting**
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Close To Marina
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Parking**
- ✔ Street Parking

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

























