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ESTEPONA

245,000 €

REFERENCE R5179510

# Luxury Coastal Living in Estepona: Your Exquisite Middle Floor Apartment Awaits

| 2 | 1 | 67 m² | 12 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Exclusively presented by Luxury Realty, this exceptional middle floor apartment offers an unparalleled opportunity to embrace the coveted Mediterranean lifestyle. Nestled in the vibrant heart of Estepona, a jewel of the Costa del Sol in Southern Spain, this property blends traditional charm with modern convenience, ideally suited for a dream holiday home, savvy investment, or permanent residence under the glorious Spanish sun.

This beautifully appointed apartment features 2 bedrooms and 1 bathroom within 67 m². A delightful 12 m² private terrace, perfect for morning coffees or al fresco dining, complements the interior. Its desirable South and South West orientation ensures abundant natural light, creating a bright, inviting atmosphere. Rated 'Good' condition, the property is meticulously maintained and ready for immediate occupancy, allowing a seamless transition into your new coastal haven.

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The property's prime location truly enhances its allure. Estepona, the 'Garden of the Costa del Sol', offers an authentic Andalusian experience with its charming old town, vibrant marina, and over 23 kilometers of sandy beaches. Situated on Spain's picturesque southern coast, it provides easy access to countless amenities and leisure. This apartment, within an urbanisation, is strategically 'Close To Town', 'Close To Port', 'Close To Shops', 'Close To Schools', and 'Close To Marina'. Imagine the convenience of having everything from daily groceries to vibrant nightlife within walking distance. Proximity to the port and marina means easy access to recreational boating, water sports, and leisurely waterfront strolls, soaking in the vibrant atmosphere and beautiful sea views.

Estepona's enduring popularity stems from its unique blend of traditional Spanish character and contemporary developments. Its commitment to beautification, with flower-filled streets and squares, creates an enchanting environment. Benefiting from Southern Spain's desirable climate—over 320 sunny days annually and mild winters—it’s an ideal year-round destination. Excellent local infrastructure, with 'Near Transport' links, ensures easy commuting and exploration of the wider Costa del Sol, encompassing Marbella, Puerto Banús, and Malaga airport.

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Inside, comfort and convenience are paramount. The apartment features 'Climate Control' with 'Air Conditioning' for both 'Hot A/C' and 'Cold A/C', guaranteeing optimal year-round temperatures. This ensures a comfortable living environment during warm summers and cooler evenings. 'Views' offer a captivating blend of 'Sea' and 'Urban' vistas, providing a dynamic backdrop. Witness the serene Mediterranean from your private terrace, alongside Estepona's charming rooftops and bustling town life.

Further enhancing the property's appeal are its modern 'Features'. Beyond 'Near Transport' and a 'Private Terrace', it benefits from 'Fiber Optic' connectivity, essential for today's digital lifestyle. The apartment comes 'Fully Furnished', offering a turn-key solution for immediate move-in without furnishing hassle. The 'Kitchen' is 'Fully Fitted' with all necessary appliances. Essential 'Utilities' such as 'Electricity', 'Drinkable Water', and 'Telephone' are fully connected, ensuring a seamless living experience.

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From an investment perspective, this property is a highly sought-after 'Holiday Home' and 'Investment' opportunity, making it an excellent 'Resale'. Estepona's thriving tourism sector ensures strong rental demand and attractive rental yields. Its strategic location, comprehensive features, and excellent condition position it as a highly desirable asset in the competitive Costa del Sol real estate market. Whether envisioned as a personal retreat, a lucrative rental property, or a permanent base, this apartment represents a sound and rewarding acquisition.

Luxury Realty invites you to experience the finest in coastal living. Don't miss this exceptional chance to own a piece of Estepona's charm. This apartment is more than a home; it's an entry into a lifestyle of sunshine, culture, and relaxation on Europe's most beautiful coasts. Contact us today to arrange a private viewing and make this dream a reality.

# Details

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|---|---|---|---|
| Reference | R5179510 | Property Type | Apartment |
| Status | Sale | Price | 245,000 € |

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|---|---|---|---|
| Bedrooms | 2 | Bathrooms | 1 |
| Build size | 67 m² | Plot Size | – |
| Terrace | 12 m² | Parking places | by request |

## Features

Air conditioning, Heating, Sea views, Holiday Home, Investment, Resale

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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