



# Ground Floor Apartment for sale in Estepona (Town), Estepona

315,000 €

Reference: HQ5233546 Bedrooms: 2 Bathrooms: 2 Build Size: 107m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa del Sol, Estepona (Town)

Bright apartment with a large terrace and direct access to the garden. If you are looking for a spacious, quiet home filled with natural light, you will love this apartment. It has two large bedrooms, one with an en-suite bathroom, dressing room and wooden floor, plus a second full bathroom for added convenience. The 21m<sup>2</sup> living room is perfect for enjoying with family or friends, with direct access to a south-facing terrace of 30m<sup>2</sup>, ideal for relaxing in the sun or enjoying al fresco dinners. From the terrace, you have direct access to the well-maintained and accessible communal garden. The property includes an independent kitchen that is open to the living-dining room, a storage room and an entrance porch with storage space, which could even be transformed into a third bedroom, as other neighbors have done. The gated community is very quiet, with respectful neighbors all year round and has two swimming pools, one of which is heated during the winter, and water included in the community fees. In addition, it has easy parking and is close to supermarkets, restaurants and a pharmacy. 10 minutes from Estepona town, 10 minutes from San Pedro and 45 minutes from Malaga airport. A home with all the comforts, perfect for living all year round or as a second residence. The apartment does not have a tourist license, nor does the community allow new licenses.



## Features:

### Features

Near Transport  
Private Terrace  
Storage Room  
WiFi  
Utility Room

### Setting

Commercial Area  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Parking

Street  
Communal

### Orientation

South

### Pool

Communal  
Heated

### Views

Garden

### Garden

Communal