

**Sales - Apartment - Estepona**  
**375.000€**

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**Ref.-ID: MIBGR4622623**

**Estepona**

**Apartment**

**Community: 3,264 EUR / year**

**IBI: 823 EUR / year**

**Rubbish: 162 EUR / year**



**5**



**3**



**170 m2**

JUST REDUCED BY 10,000 EUROS FOR A QUICK SALE! 5 bedroom properties of this size and with high ceilings seldom come into the market, let alone at this prime location! Located under 5 min walk to Estepona port, this raised ground floor apartment boasts massive bedrooms, tons of built-in storage and light, with its south and west facing large windows. The distribution would allow to divide the property into 2 independent apartments, (subject to planning permission and regulations). Now in need of some modernisation, the kitchen has already been opened up to the dining room, giving it the open-plan feel that everyone expects now adays. There are 5 spacious bedrooms, all with ample built-in storage and 3 full bathrooms, one with a shower enclosure. 3 of the bedrooms face west, to the side walkway and the tennis courts, and the masterbedroom and livingroom have a south aspect, giving the property plenty of natural light. The apartment offers a whopping 187 sqm to play with. The building is immaculately maintained and has a security entry system and 2 lifts. It also has a ramp for easy access with trolleys or buggies or for people with mobility issues. There are also a communal pool, tennis courts and on street parking reserved for residents. This apartment will especially appeal to large families struggling to find enough space in the heart of Estepona or to investors wanting to capitalise on the demand for rental accomodation in the town centre. Keys at the office for easy viewing!!

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|---|---|---|--|--|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Beachside</li> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Schools</li> <li>✓ Close To Marina</li> <li>✓ Urbanisation</li> </ul> | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> <li>✓ West</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> </ul>  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>        | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Garden</li> <li>✓ Street</li> </ul> | <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Tennis Court</li> <li>✓ Near Church</li> </ul> |
| <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>   | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>              | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Entry Phone</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>               | <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>   |
| <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Investment</li> <li>✓ Resale</li> </ul>   |   |   |  |  |  |