



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN ESTEPONA

Estepona

**REF# R5106040 – 395.000€**

2  
Beds

2  
Baths

67 m<sup>2</sup>  
Built

In the heart of Estepona's charming old town, this attractive ground floor apartment is ideal for those looking to live surrounded by history and urban life. The property, recently renovated (2025) and in excellent condition, offers a perfect combination of modern comfort and traditional Andalusian ambiance. Its privileged location allows you to enjoy proximity to all amenities and the vibrant atmosphere of the city, just a few steps from the sea and the picturesque streets of Estepona. The apartment has two bedrooms and two bathrooms, now used as 1 bedroom and 1 dressing, distributed over a built area of 67 m<sup>2</sup>. The open-plan design integrates a fully equipped and furnished kitchen, facilitating coexistence and making the most of the space. The urban and street views provide light and a direct connection to local life, while the choice of furniture allows the home to be customized according to the buyer's preferences. Among its features, its proximity to all kinds of services stands out: shops, restaurants, schools, playgrounds, public transportation, and the port of Estepona. In addition, its proximity to the beach (150m) makes this property an ideal option for both a primary residence and a vacation investment. The property is being marketed exclusively, guaranteeing personalized and professional attention throughout the purchase process. In short, this ground floor apartment is a unique opportunity to enjoy life in the most beautiful part of Estepona, next to Plaza de las Flores, with all modern amenities and the authenticity of its historic surroundings. Perfect for

those who value quality, location, and the Mediterranean lifestyle.

