



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN ESTEPONA

Estepona

**REF# R5227939 – 450.000€**

2  
Beds

2  
Baths

107 m<sup>2</sup>  
Built

27 m<sup>2</sup>  
Terrace

Discover a newly built 2-bedroom apartment in Estepona, designed for modern coastal living and located just a short walk from the beach. This stylish first-floor home combines generous interior dimensions with a 27 m<sup>2</sup> terrace offering open sea views, making it an ideal property for those seeking a contemporary residence on the Costa del Sol with excellent outdoor space. Inside, the property offers 92 m<sup>2</sup> of interior space, distributed across two bright bedrooms with terrace access, two contemporary bathrooms (one en-suite), and a spacious living area connected to a furnished and fully equipped open-plan kitchen. Built in 2024, the apartment features an efficient aerothermal system supplying both air-conditioning and heating, ensuring comfort throughout the year while reducing energy consumption. Key Features: Brand-new 2024 construction 2 bedrooms with direct terrace access 2 bathrooms, including en-suite 92 m<sup>2</sup> interior | 107 m<sup>2</sup> built 27 m<sup>2</sup> terrace with sea views Open-plan living area with equipped modern kitchen Aerothermal air-conditioning and heating system Elevated first-floor position for added privacy High-quality finishes and energy-efficient design The property forms part of a modern residential development offering a range of facilities designed for a comfortable lifestyle on the Costa del Sol. Residents enjoy access to an outdoor swimming pool, landscaped communal gardens, a fully equipped gym, and modern common areas with lift access. A private underground parking space and a storage room are included in the price, providing

convenience and security. Prime Location in Estepona – Services Within Walking Distance The apartment is located in a highly convenient area of Estepona, perfectly suited for everyday living or holiday stays. You can walk to the nearest sandy beach, as well as a variety of supermarkets, cafés, restaurants and essential services. The new Estepona Hospital is just minutes away, and golf lovers will appreciate the quick access to nearby courses such as Valle Romano, Azata, El Paraíso and Atalaya. Thanks to its direct connection to the A-7 coastal road, the property is exceptionally well-connected: Estepona town centre is only a few minutes by car, Marbella and Puerto Banús are within easy reach, Gibraltar is less than 30 minutes away, and Málaga Airport can be reached in under an hour. With its new-build quality, sea views, large terrace, efficient aerothermal system and excellent location near the beach, this property offers strong potential both as a permanent residence and as a high-demand rental investment on the Costa del Sol.



