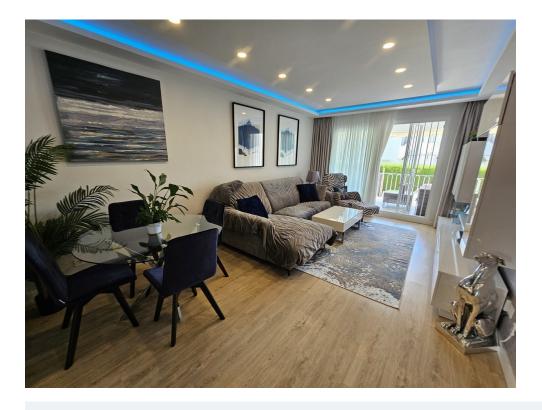


## **Paraiso**

Ref: RSR5127775

€345,000







Property type : Apartment

Location: El Paraiso

Bedrooms: 2 Bathrooms: 2 Swimming pool: Communal

Garden: Private **Orientation:** South Views: garden

Parking: Communal parking

House area: 80 m<sup>2</sup> Plot area: 167 m<sup>2</sup>

close to shops

Terrace

Airconditioning

Close to golf

White goods

Close to sea

**Furnished** 



Attractive 2 bedroom, ground floor apartment off the New Golden Mile!

Tucked inside the tranquil Sun Garden residential complex in Estepona East, this 80m2 ground-floor apartment radiates warmth, space, and a flood of natural sunlight. It features two spacious bedrooms and two sleek bathrooms, and is being sold fully furnished—ready for you to move in without lifting a finger. Once you enter you'll find a bright, expansive living room that opens directly onto a 22m2 covered terrace, leading to a 54m2 private south-facing garden. It's a prime spot for basking in the Mediterranean light from dawn until dusk.

Further down the hallway, a fully fitted kitchen sits on the left, complete with access to a second, 11m2 garden space—perfect for morning coffee. Thanks to its south-facing orientation, the apartment remains light-filled throughout the day, creating a welcoming and cheerful atmosphere. Location is another standout—just 15 minutes from Marbella and Estepona, and between 4 to 8 minutes from El Paraiso and Atalaya Golf clubs. It's a

mere 10 to 15-minute stroll to the beach, with shops, restaurants, and essential services only steps away.



This charming garden-level home works beautifully as a peaceful full-time residence, a chic holiday escape, or a savvy investment with high rental potential. This sought after complex rounds out the appeal with lush greenery and a meticulously maintained communal pool, offering the perfect blend of serenity and coastal lifestyle.



Contact us to arrange a viewing



- \* Build Size 80 m<sup>2</sup>
- \* Plot Size 167 m<sup>2</sup>
- \* Ground floor
- \* Communal Pool
- \* Mains Water
- \* Mains Electric
- \* Telephone Possible
- \* Internet Possible
- \* Fully Furnished
- \* Air Conditioning
- \* Disabled Friendly
- \* Private Terrace
- \* Communal parking
- \* Golf resort
- \* 5 minutes drive to the beach
- \* 1 minutes drive to the shops
- \* Communal fees: €200,00 per month \* IBI property tax: €600,00 per annum
- \* Refuse fees: €180,00 per annum