



**Property type :** Apartment

**Location :** Estepona

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** No

**Garden :** Communal

**Orientation :** West

**Views :** garden

**Parking :** Street

**House area :** 100 m²

- ✓ ensuite bathroom
- ✓ Close to sea
- ✓ Fitted wardrobes
- ✓ Lift
- ✓ White goods

- ✓ close to shops
- ✓ WiFi
- ✓ Storage room
- ✓ Utility room
- ✓ Furnished

- ✓ near transport
- ✓ Handicap access
- ✓ Alarm system
- ✓ Terrace
- ✓ Airconditioning

Discover this inviting ground-floor apartment in the heart of Estepona's charming Sierra de Estepona-Avenida de Andalucía neighbourhood, a peaceful residential enclave on the vibrant Costa del Sol. Nestled in the 'Garden of the Costa del Sol', this area boasts Andalusian charm with its whitewashed buildings, flower-adorned streets, and proximity to the historic old town—a labyrinth of narrow pedestrian lanes just moments away. Enjoy effortless access to the stunning seafront promenade, golden beaches like Playa de la Rada, and the bustling Puerto Deportivo marina with its array of restaurants and leisure spots. Everyday conveniences abound, including nearby schools, pharmacies, supermarkets, and excellent public transport links via the A-7 motorway to Marbella or Málaga, all while being surrounded by the natural beauty of Sierra Bermeja's hiking trails and protected landscapes.

Spanning 100 m<sup>2</sup> of built space (95 m<sup>2</sup> usable) with a desirable west-facing orientation, this accessible home features level street entry without steps, ideal for all ages. The layout includes three spacious bedrooms with built-in wardrobes, two modern bathrooms, a bright living-dining area flowing to a terrace and balcony for outdoor relaxation, and a private inner patio perfect for quiet moments. Additional highlights comprise a marble-floored interior, a dedicated laundry room, storage space, air conditioning throughout, and access to communal gardens. Sold fully furnished with all designer pieces as showcased in the photographs, it's ready for immediate move-in. For added convenience, two secure garage spaces—equipped as a workshop with private door, water, electricity (approximately 35 m<sup>2</sup>)—are available for an additional €60,000.

This property offers the perfect blend of comfort, accessibility, and coastal living in a sought-after, family-friendly locale. Whether you're seeking a permanent residence or a holiday retreat, embrace the endless sunshine and cultural vibrancy of Estepona—your ideal home awaits; contact us today.







