

## Floors

### Estepona



Rooms: 2  
Status: Sale

Bathrooms: 2  
Property Type: Floors

M<sup>2</sup>: 106  
Reference: R4655839

Price: 372,500 €  
Publish date: 14.03.24

**Overview:** This 2 (possible 3 or 4) bedroom duplex apartment is located frontline beach and has direct access to Guadalobón beach in Estepona. It's located just a 20 minute walk to the popular port and town center of Estepona and is one of the first properties of the urbanisation, closest to the beach. **MAIN FLOOR** The main floor consists of a living room with fireplace, a raised dining area and a fully fitted rustic style kitchen with quality appliances. On this floor you will also find a bathroom and a good-sized area to the side of the living room which is now used as a bedroom (closed off from the living area with a curtain). **UPSTAIRS** Upstairs you will find the second bathroom, a small storage room and the master bedroom and guest bedroom which both have access to a 35 m2 terrace offering views of the sea, the communal gardens and the mountains. There's a possibility of adding a 4th bedroom on this floor. **OUTSIDE** The apartment has a lovely 50 m2 patio with direct access to the communal gardens and the beach. **LOCATION** The urbanisation is located frontline beach. At night you can hear the waves in your living room! It's situated next to the Seghers area and using the new beach promenade you can walk to the port and center of town within 20 minutes. By car it's just a 3 minute drive. **FACILITIES** The community offers a large swimming pool, a children's pool, mature gardens, a tennis court, a soccer field and a social area with barbecue –

with low community fees of just € 153 per month. Parking is inside the gated community and a private garage space is available for € 6,000. The duplex has air conditioning and fast fiber optic internet. PLEASE NOTE: the price is non-negotiable.

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Features:

None, Pool, Air conditioning, Sea views, None, Parking, None