



## MIDDLE FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN ESTEPONA

📍 Estepona

REF# BEMR5004436 €196,000

BEDS

1

BATHS

1

BUILT

50 m<sup>2</sup>

TERRACE

3 m<sup>2</sup>

Exclusive Opportunity in the Heart of Estepona

Price: €196,192

Optional Private Garage: €26,512

Located in one of the most sought-after areas of Estepona, just off the renowned Avenida de Andalucía, this charming 50 m<sup>2</sup> apartment is situated on the third floor of a building with an elevator. An ideal property for first-time buyers or savvy investors looking for a high-potential asset in a steadily appreciating area.

The apartment features a bright double bedroom, a full bathroom, a brand-new unused kitchen, and a glassed-in terrace with southeast orientation, ensuring abundant natural light throughout much of the day. Additional features include air conditioning, a balcony, and the option to purchase a private garage-storage unit in an adjacent building for an additional €26,512.

# BROMLEY ESTATES

## *Marbella*

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### Key Features:

50 m<sup>2</sup> built area

1 double bedroom

1 full bathroom

Brand-new, unused kitchen

Glass-enclosed terrace

Air conditioning

Elevator access

Third floor (comfortable height)

Good overall condition

Building age: between 10 and 20 years

4 neighbors per floor

### Strategic Location:

Set in a fully consolidated area, surrounded by all essential services: supermarkets, greengrocers, fishmongers, butchers, medical centers, schools, offices, and more. A privileged location that offers the perfect balance between connectivity, convenience, and quality of life.

