



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN EL PARAISO

📍 El Paraiso

REF# R5407735 €330,000

BEDS

2

BATHS

2

BUILT

80 m<sup>2</sup>

PLOT

167 m<sup>2</sup>

Spacious 2 bedroom, ground floor apartment with 54m<sup>2</sup> South Facing Private Garden!

Tucked inside the tranquil Sun Garden residential complex in Estepona East, this 80m<sup>2</sup> 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 22m<sup>2</sup> covered terrace, leading to a 54m<sup>2</sup> 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, 11m<sup>2</sup> 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

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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.

Please note there is a current occupant who requires at least 1 month notice

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
- \* 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



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