



GROUND FLOOR APARTMENT 3 BEDROOMS 1 BATHROOM IN ESTEPONA

 Estepona

REF# R5427229 €317,000

BEDS

3

BATHS

1

BUILT

81 m²

Spacious 3-Bedroom Apartment with Underground Parking & Storage Room – Walking Distance to Estepona Old Town

Located in the sought-after Los Reales area, on the edge of Estepona town centre, this spacious apartment offers the perfect combination of comfort, convenience and excellent value.

Just a 5-minute walk from the famous Orchidarium and only 10 minutes from the charming Old Town, you'll enjoy all amenities, restaurants, shops and the beach within easy reach.

A rare opportunity, as the property includes both a private underground parking space and a storage room.

Built in 2001, the apartment features:

* 3 generous bedrooms, all with fitted wardrobes

- * Bright living and dining room
- * Fully equipped kitchen with a small utility terrace (lavadero) where the hot water boiler is located
- * Family bathroom with bathtub
- * Southeast orientation, providing plenty of natural morning and early afternoon sunshine
- * Roller shutters throughout
- * Lift access from the underground garage

Layout

Upon entering, you are welcomed into a central entrance hall.

To the right is the spacious living and dining area, while the kitchen with its utility terrace is located on the left.

A separate hallway leads to the three bedrooms and the family bathroom.

The apartment has been very well maintained and is perfectly habitable as it is.

However, a cosmetic update would allow the new owner to modernise it according to their own taste and significantly increase its value.

Additional features:

- * Private underground parking
- * Private storage room
- * Lift
- * Low community fees
- * Low annual IBI (property tax)



