



## Middle Floor Apartment for sale in Estepona, Estepona

192,000 €

Reference: R5019466 Bedrooms: 3 Bathrooms: 1 Build Size: 77m<sup>2</sup> Terrace: 2m<sup>2</sup>







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## Costa del Sol, Marbella

Cozy apartment in Nueva Andalucía, Marbella – ideal for living or investment Located in one of the most convenient and accessible areas of Nueva Andalucía, this bright apartment is on the second floor of a well-maintained building facing south, ensuring natural light all day and a pleasant sense of space from the moment you walk in It features three well-proportioned bedrooms, a full bathroom, and a fully equipped separate kitchen that includes a practical laundry area by a window allowing natural light and ventilation, with a total built area of 77 square meters plus a 2-square-meter terrace perfect for enjoying coffee in the sun The marble flooring adds an elegant, fresh touch, air conditioning is already installed for year-round comfort, and it's partially furnished, making moving in or renting it out easy Built in 1975, the building keeps its classic charm with renovated communal areas, including a shared pool, children's pool, playground, paddle tennis courts, and nearby access to golf facilities – ideal for families or sports enthusiasts Perfectly located just eight minutes' walk from supermarkets, shops, and restaurants, ten minutes from schools, pharmacies, and other services, and five minutes from a bus stop connecting to Marbella, San Pedro, and Estepona center – and only fifteen minutes' walk to the beach The surrounding area is peaceful and residential, with green spaces nearby, and although the building has no lift, access is easy as it's on a raised ground floor, improving both privacy and security A ready-to-move-in home full of charm and comfort to enjoy from day one



## Features:

### Features

Covered Terrace  
Utility Room

### Views

Garden  
Urban

### Furniture

Part Furnished

### Category

Reduced  
Resale

### Orientation

South

### Setting

Close To Port  
Close To Shops  
Close To Schools  
Town

### Kitchen

Partially Fitted

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Fair

### Utilities

Electricity