



## Duplex for sale in Estepona, Estepona

200,000 €

Reference: R5299906 Bedrooms: 1 Bathrooms: 1 Build Size: 45m<sup>2</sup> Terrace: 12m<sup>2</sup>





## Costa del Sol, Estepona

Charming Refurbished Apartment in Aldea de la Luna, Seghers – Estepona: Sea Views and Tranquil Coastal Living! Discover this delightful, nearly new apartment in the serene Aldea de la Luna complex within the prestigious Seghers urbanisation – a Mediterranean-style village in Estepona's western marina area, blending low-density Scandinavian charm with lush pine-filled green spaces and breathtaking views. Nestled just behind the family-friendly Playa del Cristo – a sheltered cove with golden sands and calm waters, only 300 metres away – it's perfect for beach lovers seeking tranquillity yet proximity to vibrant amenities. A short stroll leads to Estepona's marina with its array of restaurants, bars, and shops, while the town centre is easily accessible for boutique browsing and cultural spots like the Orchid House. Excellent connectivity via the A-7 places you 20 minutes from glamorous Marbella, with nearby facilities including the Babylon sports centre (offering Olympic pools, yoga, pilates, and a chiringuito), a nursery, and local police station for added peace of mind. Spanning 45 m<sup>2</sup> built (40 m<sup>2</sup> usable), this first-floor exterior property features an open-plan kitchen and living room flowing seamlessly to a cosy terrace – ideal for enjoying breakfast or meals with partial sea views. Upstairs, a versatile attic space serves as a perfect area for play, work, or relaxation. Additional highlights include one bedroom, one bathroom, built-in wardrobes, south-facing orientation for abundant natural light, individual electric heating, air conditioning, and a recently installed electric water heater. Impressive energy ratings (Consumption: B; Emissions: A) ensure efficiency, and a substantial community levy has been paid for structural reinforcements. Residents enjoy communal gardens in this peaceful, low-maintenance setting. Priced at €200,000 – an affordable gem in this high-demand, view-rich enclave near Estepona's best beaches.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		
Private Terrace		
Storage Room		
Double Glazing		
Fitted Wardrobes		
WiFi		
Near Church		
Fiber Optic		
Views	Setting	Condition
Sea	Commercial Area	Excellent
Garden	Beachside	Recently Refurbished
Courtyard	Close To Port	Recently Renovated
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Schools	
	Town	
	Close To Marina	
Furniture	Kitchen	Garden
Fully Furnished	Fully Fitted	Communal
Security		
Gated Complex		
Alarm System		