



	Wohnung
	415.000€
	Estepona
	2
	1
	85m ²
	0m ²

Magnificent 5th Floor Apartment with Sea Views in Balcones del Mar, Estepona Port – Costa del Sol Seize this exceptional opportunity to own a stunning, fully reformed apartment in the sought-after Balcones del Mar urbanisation, ideally positioned just a short stroll from Estepona's vibrant marina and pristine beaches. This gated community, built in 2006, offers a peaceful retreat between the port and town centre, surrounded by lush parks, restaurants, supermarkets, and leisure facilities – perfect for a car-free lifestyle with everything on your doorstep. Enjoy easy access to the lively promenade, golf courses, and the charm of Estepona's old town, all while benefiting from excellent transport links along the Costa del Sol. Spanning 85 m² built with a generous 15 m² terrace, this bright, south-facing property floods with natural light and cross-ventilation throughout the day. Recently renovated in 2025 with modern installations, finishes, and layout, it features an open-plan kitchen fully equipped with high-end appliances, a spacious living-dining room opening onto the terrace with open views, two comfortable bedrooms with built-in wardrobes, and a contemporary full bathroom. All rooms are exterior-facing for optimal comfort, and the home is adapted for reduced mobility. The secure urbanisation includes beautifully landscaped gardens, a communal swimming pool, 24-hour security, and direct proximity to the sea (just 2-5 minutes' walk). The price encompasses a private garage space and a large storage room – rare perks in this prime location. Move-in ready and ideal as a primary residence, holiday escape, or investment with strong rental potential. Priced at €415,000 – a modern gem in one of Estepona's most desirable coastal spots!

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SEMPERSOL777 SL, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

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Lage

Erster Linie Strand
Stadt
Gewerbegebiet
Strandseite
Hafen
Nähe Hafen
Nähe Geschäfte
Nähe Meer
Nähe Schule
Yachthafen
Nähe Jachthafen
Siedlung

Orientierung

Süd

Zustand

Ausgezeichnet
Kürzlich neurenoviert
Kürzlich neumöbliert

Pool

Gemeinschaftlich

Klimakontrolle

Klimaanlage

Aussicht

Meer
Strand
Hafen
Panoramisch
Garten
Patio

Städtisch

Merkmale

Überdachte Terrasse
Fahrstuhl
Einbauschränke
Verkehrsanschluss
Private Terrasse
WiFi
Abstellraum
Handicapfreundlich
Marmorfußboden
Doppelverglasung
In der Nähe einer Kirche
Optische Faser

Möbel

Verhandelbar

Küche

Vollmontiert

Garten

Gemeinschaftlich

Bewachung

Voll Eingezäunt
Alarm

Parkmöglichkeit

Tiefgarage
Garage
Überdacht
Privat

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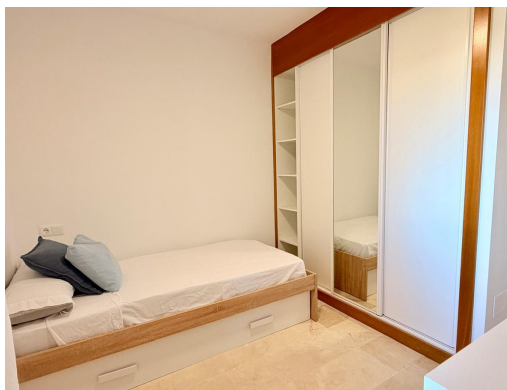
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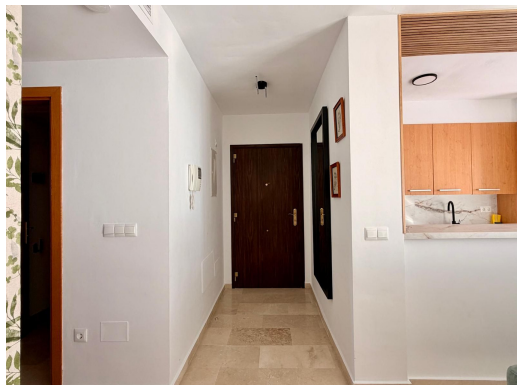


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