



	Apartment
	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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Estepona

Ref. R5265934



Setting

Beachfront
Town
Commercial Area
Beachside
Port
Close To Port
Close To Shops
Close To Sea
Close To Schools
Marina
Close To Marina
Urbanisation

Orientation

South

Condition

Excellent
Recently Renovated
Recently Refurbished

Pool

Communal

Climate Control

Air Conditioning

Views

Sea
Beach
Port
Panoramic
Garden
Courtyard

Urban

Features

Covered Terrace
Lift
Fitted Wardrobes
Near Transport
Private Terrace
WiFi
Storage Room
Access for people with reduced mobility
Marble Flooring
Double Glazing
Near Church
Fiber Optic

Furniture

Optional

Kitchen

Fully Fitted

Garden

Communal

Security

Gated Complex
Alarm System

Parking

Underground
Garage
Covered
Private

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