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ESTEPONA

sypialnie	■azienki	zbudowany m²	taras m²
3	1	104	6

POD■OGA W ESTEPONA

Spacious and Luminous 3-Bedroom Apartment in the Heart of Estepona's Centro – Exterior-Facing with Terrace, Elevator, and Prime Beach Proximity! Seize this fantastic opportunity to own a bright and airy apartment at Calle Calvario, in Estepona's vibrant Centro district – a central location renowned for its blend of historic charm, modern convenience, and easy access to the Costa del Sol's golden beaches. Spanning 104 m², this first-floor property is in excellent condition and ready to move in, featuring a practical layout with all rooms exterior-facing for abundant natural light and a sense of openness. Perfect for families or as an investment in one of Estepona's most desirable areas, known as the "Garden of the Costa del Sol" for its flower-filled streets and over 320 sunny days a year. Key Features: Generous Layout: Three spacious double bedrooms with built-in wardrobes, providing ample storage and comfort. Bright Living Spaces: A luminous living area with access to a terrace, ideal for relaxation or entertaining; plus a functional kitchen and one well-appointed bathroom. Modern Comforts: Gas (propane) water heater for efficiency, and a terrace offering outdoor space with potential views of the surrounding town. Convenient Extras: First-floor position with elevator access for ease, especially for those with mobility needs; in good overall condition with no immediate renovations required. Community Perks: Set in a well-maintained building, ensuring a secure and pleasant living environment. Prime Location: Nestled in the bustling yet charming Centro, just a short walk from Playa de la Rada beach for seaside days, and surrounded by amenities like supermarkets (e.g., Mercadona), clinics, parks, bars, and restaurants. Minutes from Estepona's historic old town with its plazas, shops, and cultural spots; excellent connectivity via the A7 motorway to Marbella (20 minutes) or Gibraltar Airport (45 minutes). Enjoy nearby attractions like the promenade for walks or Selwo Aventura wildlife park for family outings. This apartment offers exceptional value at €340,000 in a thriving coastal town – contact us today to arrange a viewing and make it yours!

spo■eczno■■	■mieci	ibi	cena
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