



# Ground Floor Apartment for sale in Estepona, Estepona

305,000 €

Reference: R5021248 Bedrooms: 3 Bathrooms: 1 Build Size: 101m<sup>2</sup>





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## Costa del Sol, Estepona

### APARTMENT IN ESTEPONA-HUERTA NUEVA

Beautiful home in Huerta Nueva, five minutes from the beach and the promenade. Its location offers direct access to major avenues, including the new Boulevard that connects to Estepona's old town, institutions such as the Town Hall, municipal parking, medical centers, and the town's main shopping and leisure areas, ensuring the profitability of this property as an investment. The home stands out for its brightness and large dimensions. Its dual east-west orientation allows natural light to enter throughout the day, maintaining a cool temperature in the summer and a warm one in the winter. As this home is adapted for people with reduced mobility, there is the option of implementing various renovation projects. It currently consists of a living room, three bedrooms, a bathroom, and a kitchen distributed on both sides of a large central hallway. All rooms open onto the outside, enjoying morning and afternoon sun.

Don't miss this opportunity and visit this home with us.

In compliance with Andalusian Regional Government Decree 2182005 of October 11, the client is informed that notary, registry, and property transfer fees are not included in the price. However, real estate brokerage fees are included. The client has the right to receive a copy of the corresponding Abbreviated Information Document for the property.



## Features:

### Features

Lift  
Near Transport

### Setting

Commercial Area  
Close To Port  
Close To Sea  
Close To Shops  
Close To Schools  
Town  
Village

### Kitchen

Partially Fitted

### Orientation

East  
West  
North West

### Condition

Good  
Renovation Required

### Utilities

Electricity  
Drinkable Water  
Telephone

### Views

Urban  
Street

### Furniture

Part Furnished

### Category

Investment  
Resale