Middle Floor Apartment in Estepona

€442,000

Estepona, Málaga

Bedrooms: 3 | Bathrooms: 2 | Built: 109 m²









Overview

A three-bedroom apartment in Huerta Nueva, one of the most practical addresses in Estepona: four hundred metres from La Rada beach and the same distance from the town hall and the centre of town. The property offers 109 square metres built and 93 usable, sits on the second floor with lift access, and is sold fully furnished and equipped, ready to move into or to rent out from day one.

The living and dining room is the heart of the home: a long, very bright space with a ceiling fan and direct access to the terrace, comfortably divided into sitting and dining areas. Floors are pale porcelain throughout. The kitchen is separate, long and galley-style, with wall and base units, granite worktop, double sink, hob, oven, microwave, dishwasher, washing machine and fridge included, plus its own drying area alongside that keeps laundry off the

terrace. All three bedrooms have fitted wardrobes; the master is a double with en-suite bathroom, and the other two take either a double or two singles. One is currently set up as a study with a work area, a layout that works well for anyone working from home. Both bathrooms are tiled to ceiling height, one with a bath and the other with bath and bidet, each with vanity unit and mirror.

The terrace faces south-east, so it catches the morning sun and stays sheltered during the hottest part of the summer day. It overlooks the development's gardens rather than the street, with comfortable room for a table for four and a planted corner. From it you can see the communal gardens and, above the rooftops, the line of the mountains.

The apartment has air conditioning, heating and ceiling fans in the living areas, and includes a garage space in the building's basement along with a storeroom. According to Catastro records the building dates from 2003 and is in excellent condition, both in the façade and in the communal areas.

The development is gated, with generous lawned and planted gardens, a play area and a free-form communal pool surrounded by grass. It is a quiet complex, mostly residential, with neighbours all year round, and the community fees remain moderate for the level of communal facilities on offer.

Huerta Nueva is one of those Estepona addresses where a car becomes optional. La Rada beach and the seafront promenade are a five-minute walk away, as are the town hall, the market and local supermarkets. The old town, with its flower-pot streets, Plaza de las Flores and its range of restaurants, is a ten-minute stroll, and Estepona marina, with its fish market and beach bars, around fifteen. There is a health centre, pharmacies and state schools in the immediate area, and Hospital Quirónsalud Estepona a few minutes by car. For golf, Estepona Golf, Valle Romano and Azata are about ten minutes away. Puerto Banús is roughly twenty-five minutes by motorway, Gibraltar around forty and Málaga airport about fifty-five. This is the kind of apartment that appeals equally to a buyer looking for a well-placed main home and to an investor wanting year-round rental rather than seasonal lettings.

Amenities

Setting: Beachside, Village, Close To Shops, Close To Sea, Close To Schools, Urbanisation

Orientation: South East Orientation

Condition: Excellent Condition

Pool: Communal Pool

Climate Control: Air Conditioning, Central Heating

Views: Mountain Views, Garden Views, Pool Views, Urban Views

Features: Lift, Fitted Wardrobes, Near Transport, Private Terrace, Storage Room, Utility Room, Ensuite Bathroom

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden, Landscaped Garden

Security: Gated Complex

Parking: Underground Parking, Garage, Private Parking

Utilities: Electricity, Drinkable Water

Category: Investment, Resale

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