



## Middle Floor Apartment for sale in Estepona, Estepona

605,000 €

Reference: R5197165 Bedrooms: 2 Bathrooms: 2 Build Size: 90m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Estepona

This elegant 2 bedroom, 2 bathroom apartment is situated in the highly desirable frontline beach community of Mar Azul, located on the prestigious New Golden Mile. The property provides direct access to the sand and sea. It is within walking distance of Estepona's lively town centre, offering a wealth of bars, restaurants, shops, and all essential amenities. Its prime location ensures excellent transport links and proximity to schools, golf courses, and Estepona Marina, making it ideal for both permanent residence and holiday retreats. The apartment boasts a generous built area of 90m<sup>2</sup> complemented by a spacious 20m<sup>2</sup> private terrace, enjoying a bright south-east orientation that allows for ample natural light. The terrace, with its partial sea and serene garden views, presents the perfect setting for al fresco dining or relaxation in the Mediterranean climate. Inside, the property features a contemporary open-plan living and dining area, a fully fitted and equipped kitchen. The principal bedroom benefits from an en-suite bathroom, while both bedrooms are fitted with ample wardrobes. Marble flooring runs throughout the apartment, and the inclusion of air conditioning and partial underfloor heating ensures year-round comfort. Residents of Mar Azul enjoy access to a range of premium communal facilities, including a beautifully maintained garden, an inviting swimming pool, and secure gated surroundings with 24-hour security service. A lift provides easy access to all floors. The apartment also includes a private garage space and a separate storage room, offering additional convenience and peace of mind. The property's close proximity to amenities, the beach, and local attractions, combined with its luxurious finishes and practical features, make it an outstanding opportunity for those seeking a sophisticated coastal lifestyle on the Costa del Sol.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes

### Views

Sea  
Garden  
Pool

### Pool

Communal

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Orientation

South East

### Setting

Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront

### Kitchen

Partially Fitted

### Parking

Private

### Climate Control

Air Conditioning  
U/F Heating

### Condition

Good

### Garden

Communal

### Category

Beachfront