



## Middle Floor Apartment for sale in Estepona, Estepona

**415,000 €**

Reference: R5265934   Bedrooms: 2   Bathrooms: 1   Build Size: 85m<sup>2</sup>   Terrace: 15m<sup>2</sup>





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## Costa del Sol, Estepona

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 m<sup>2</sup> built with a generous 15 m<sup>2</sup> 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!



## Features:

### Features

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

### Views

Sea  
Panoramic  
Garden  
Port  
Urban  
Beach  
Courtyard

### Pool

Communal

### Garden

Communal

### Orientation

South

### Setting

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

### Furniture

Optional

### Security

Gated Complex  
Alarm System

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered