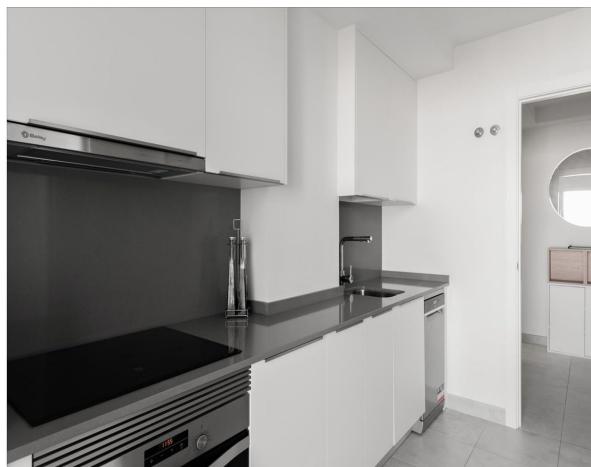
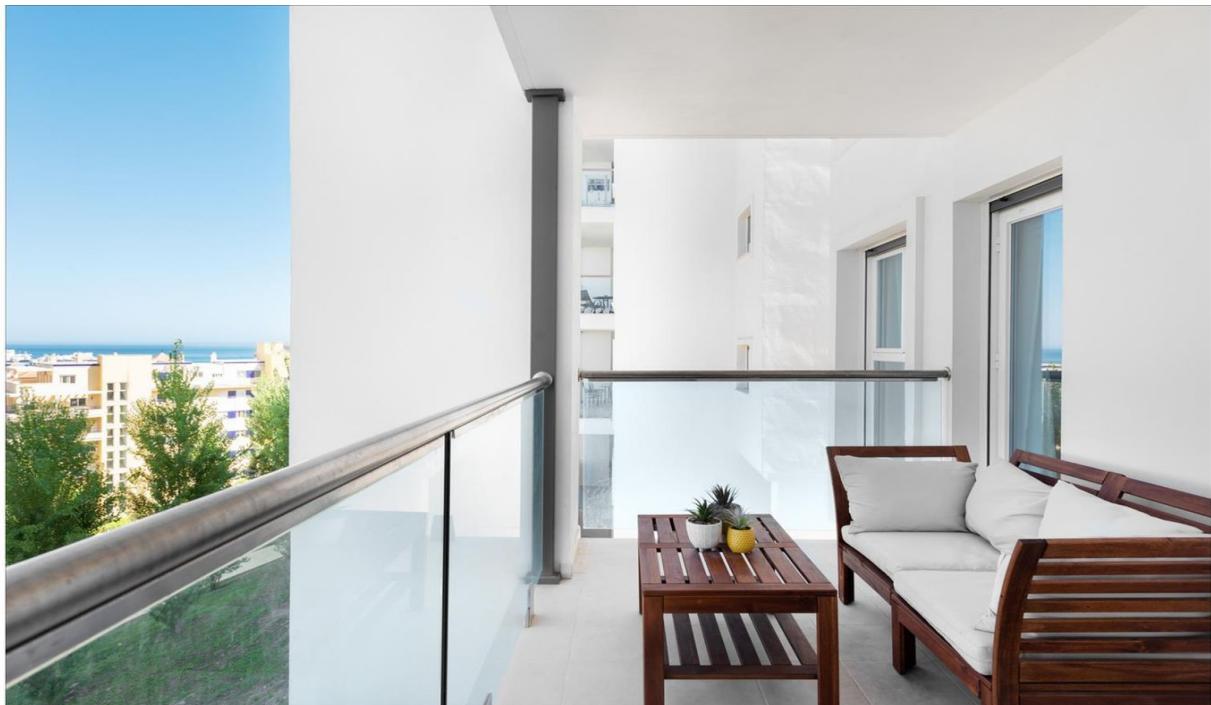




## Middle Floor Apartment for sale in Estepona, Estepona

**400,000 €**Reference: R5274334   Bedrooms: 2   Bathrooms: 2   Build Size: 90m<sup>2</sup>



## Costa del Sol, Estepona

Modern 2-Bedroom Apartment with Parking in Residencial Puerto Blanco, Estepona

This well-presented 2-bedroom, 2-bathroom apartment is located in the modern residential development Residencial Puerto Blanco, Estepona, completed in 2020.

The property is situated on the first floor (Level 1) of Portal 2 and offers a total built area of 90.74 sqm, with 66.15 sqm of usable interior space, plus a private terrace.

The layout comprises an entrance hall, fully fitted kitchen, bright living-dining area, two bedrooms, two bathrooms, a separate utility/laundry area, and direct access to the terrace. The apartment enjoys a practical and comfortable distribution, ideal for both residential living and rental use.

Included in the price is a private underground parking space, located on Basement Level -2, with 13.39 sqm usable space.

The development benefits from:

Modern construction (2020)

Lift access

Underground parking

Access to a residents' social club

Well-maintained communal areas

The property holds a First Occupancy Licence and a valid Energy Efficiency Certificate, making it ready for immediate use or rental.

Located in Estepona, the property offers convenient access to local amenities, beaches, and transport links, making it suitable as a permanent residence, holiday home, or investment property.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South East	Air Conditioning
Lift		Central Heating
Near Transport		
Private Terrace		
Ensuite Bathroom		
WiFi		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Commercial Area	Excellent
Mountain	Close To Port	New Construction
Pool	Urbanisation	
Port	Close To Sea	
Urban	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
	Close To Marina	
	Port	
	Marina	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Entry Phone	Underground
Private	Safe	Garage
		Street
<b>Utilities</b>	<b>Category</b>	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Solar water heating	Resale	
Telephone	Bargain	