



## 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>





## 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	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift		
Near Transport		
Private Terrace		
Storage Room		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Near Church		
Fiber Optic		
Access for people with reduced mobility		
Views	Setting	Condition
Sea Views	Commercial Area	Excellent
Panoramic	Beachside	Recently Refurbished
Garden	Close To Port	Recently Renovated
Beach	Urbanisation	
Port	Close To Sea	
Courtyard	Close To Shops	
Urban	Close To Schools	
	Beachfront	
	Town	
	Port	
	Marina	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
	Alarm System	Garage
		Private
		Covered