



## Apartment for sale in Estepona

745,500 €

Reference: SP1258 Bedrooms: 2 Bathrooms: 2 Build Size: 71m<sup>2</sup> Terrace: 38m<sup>2</sup>





## Costa del Sol, Estepona (town)

**Exclusive New Residential in the Historic Center of Estepona** A Unique Opportunity in the Heart of Estepona This magnificent residential of 10 exclusive homes is located just steps away from the iconic Plaza de las Flores, in the historic center of Estepona. Surrounded by three traditional Andalusian streets, this project combines the charm of the old town with the comfort of modern living. The beach is only 300 meters away, making it the perfect location to enjoy the Mediterranean lifestyle in one of the most sought-after towns on the Costa del Sol. **Traditional Style with Modern Comfort** Designed with great attention to detail, the architecture reflects the traditional Andalusian style with its characteristic colors and decorative elements, blending harmoniously with the historic surroundings. The development offers homes with 1, 2, and 3 bedrooms, some featuring private terraces, patios, or even private pools, depending on the layout. **High-Quality Finishes and Equipment** Each residence is built to the highest standards and includes: Fully fitted kitchen with appliances Aerothermal hot water system Air conditioning by ducts Double-glazed windows with thermal break Armored front door Modern bathrooms with shower screens Garage space with vehicle lift access and storage room The development also provides an elevator, solar energy system, and high energy efficiency rating, ensuring both comfort and sustainability. **An Exceptional Location on the Costa del Sol** Estepona is a vibrant coastal town that perfectly balances tradition and modernity. With over 20 km of beaches, a charming marina, cultural attractions, and a lively atmosphere year-round, it has become one of the most desirable places to live in southern Spain. The project's location offers walking access to shops, restaurants, and cultural landmarks. Distances to main points of interest: Beach: 300 m Estepona Marina: 2 km Estepona Golf: 7 km Marbella: 30 km Málaga Airport: 85 km Gibraltar Airport: 45 km **Secure Your Home in Estepona's Historic Center** With delivery scheduled for the fourth quarter of 2027, this residential is a rare opportunity to own a home in one of the most exclusive areas of Estepona. Contact us today to arrange a visit and reserve your new property in the heart of the Costa del Sol.



**Features:**

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- Near Bus Route
- Private pool
- Laundry room
- Near schools
- Near Commercial Center
- Number of Parking Spaces: 1
- Storage / Trastero
- Location: Coastal
- Double Bedrooms: 2
- Space
- Under-Build / Basement
- Elevator/Lift
- Terrace: 38 Msq.
- Useable Build Space: 61 Msq.
- Beach: 300 Meters

**Energy Rating**

B

**CO2 Emission Rating**

B