Aida Inmobiliaria

C/ Real, 39
Estepona

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Reference:	**1324-AIDA**
Property type:	Apartment
Sale/rent:	For sale
Price:	**419.900 €**
Condition:	Good condition

Floor:	1
Town:	Estepona
Province:	Málaga
Postal code:	29680
Zone:	Centro Urbano

Sqm built:	101	**Floor:**	stoneware	**Air conditioner:**	preinstalled
Heating energy:	Aerotermia	**Bedrooms:**	3	**Orientation:**	south
Bathrooms:	2	**Antiquity:**	less than 5 years	**Outward/Inward:**	outward
Cupboards:	3	**Community fees/month:**	133		

Description:

Exclusive 100 m² apartment located in the heart of Estepona´s Old Town, just 50 meters from the beach and the promenade, next to the new Juan Carlos I Avenue Boulevard and a short walk from the iconic Calle Real.

A prime location that allows you to enjoy the essence of Estepona´s historic center, with all services, shops, restaurants, and leisure areas within easy reach, without needing a car.

The apartment, located in a modern building constructed in 2023, stands out for its contemporary design, natural light, and excellent finishes. Its layout has been carefully designed for comfort and functionality, featuring a welcoming entrance hall, a spacious living-dining room with a large window providing abundant natural light, a fully equipped kitchen, three bedrooms, and two full bathrooms, one of which is en suite in the master bedroom.

The building has an elevator and a limited number of apartments, guaranteeing a quiet and exclusive atmosphere. Among its features are an aerothermal heating system, high-quality ceramic tile flooring, a video intercom, and an alarm system, providing comfort, energy efficiency, and security year-round.

Thanks to its excellent condition, its immediate proximity to the sea, and its strategic location in one of Estepona´s most sought-after areas, this property represents a magnificent opportunity as a primary residence, a second home, or an investment with great potential for profitability.

A unique opportunity to enjoy the authentic Mediterranean lifestyle in the heart of Estepona.