



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5297425 **325.000 €**

BEDS

2

BATHS

2

BUILT

160 m<sup>2</sup>

Property with Terrace, Versatile Semi-Basement and Communal Swimming Pool.

The property is distributed over two floors. The ground floor, with an approximate surface area of 100 m<sup>2</sup>, features an entrance hallway with a row of built-in wardrobes, a fully equipped kitchen, and a laundry area that is accessed exclusively from the bedroom. It also offers a living-dining room with direct access to the terrace. This floor includes one bedroom and a full bathroom.

The semi-basement level, with an approximate surface area of 60 m<sup>2</sup>, provides a versatile space suitable for creating a large second bedroom or even an independent studio by installing a kitchen. This level also comprises a second full bathroom and a small patio. It is connected to the ground floor via an exterior staircase through an English patio and has direct access to the communal gardens.

The property is located within a gated residential complex with communal gardens and a swimming pool. It includes a private parking space, with the option to purchase an additional parking space for €15,000.

Situated just 10 minutes from San Pedro de Alcántara and 20 minutes from Marbella, the property is set in a quiet area surrounded by other residential developments and villas. The terrace offers views over the urbanization and its gardens.



# IDILIQ

ESTATES

