



R5179666

📍 Estepona

REF# R5179666 445.000 €

BEDS

3

BATHS

2

BUILT

124 m<sup>2</sup>

Stunning First-Floor Flat in Prestigious Huerta Nueva, Estepona – West-Facing with Park Views, Pool, and Beach Proximity!

Discover this exceptional first-floor flat in the coveted Huerta Nueva neighbourhood of Estepona, a highly desirable residential area on the Costa del Sol known for its blend of tranquillity, modern convenience, and proximity to the town centre. Spanning 124 m<sup>2</sup> built, this accessible property is perfectly suited for year-round living or lucrative summer rentals, with adapted access and features for reduced mobility. Enjoy a west-facing orientation that floods the space with afternoon sunlight, complemented by individual propane/butane gas heating and full air conditioning for ultimate comfort in Estepona's mild Mediterranean climate.

Key Features:

**Spacious Layout:** Three generous bedrooms with built-in wardrobes, two modern bathrooms, and an open-plan kitchen-living room ideal for entertaining.

**Outdoor Spaces:** Front terrace overlooking the lush, tropical Parque Huerta Nueva – a charming enclosed

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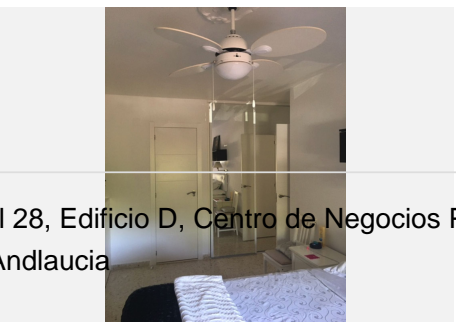
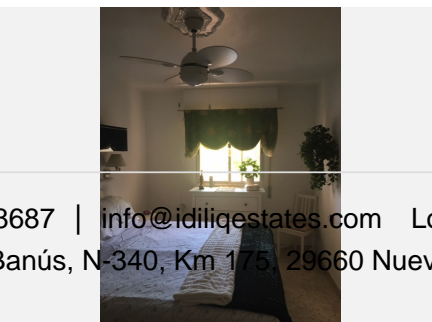
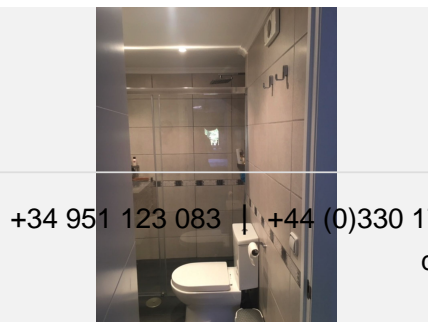
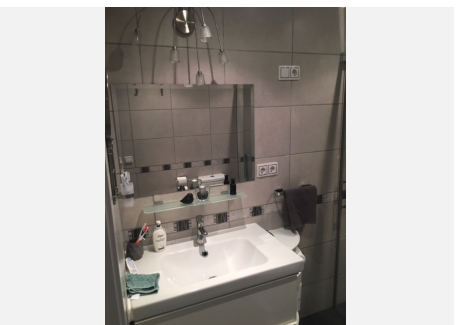
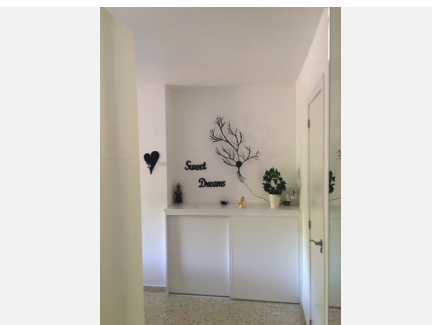
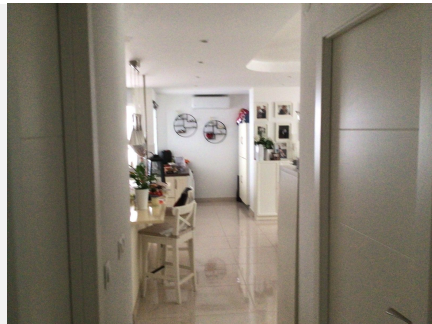
## ESTATES

park with playgrounds, fountains, benches, and abundant greenery for shaded relaxation – plus a rear patio and balcony for private outdoor enjoyment.

**Community Amenities:** Access to a refreshing swimming pool and well-maintained gardens in this secure, family-friendly development with a lift for easy access.

**Prime Location:** Just 5 minutes' walk to pristine beaches and the promenade; 2 minutes to banks, bars, restaurants, and supermarkets; and a leisurely 7-minute stroll to Estepona's historic old town, surrounded by fabulous shops and eateries. Excellent connectivity to Marbella (20 minutes drive) and Gibraltar Airport (45 minutes), with the new Boulevard and local amenities right on your doorstep.

This versatile flat offers endless potential in one of Estepona's most sought-after spots – whether as a permanent home or holiday investment. Contact us today to arrange a viewing!



+34 951 123 083 | +44 (0)330 179 8687 | [info@idiliqestates.com](mailto:info@idiliqestates.com) Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andalucía



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