

# Estepona

Ref. R5265934



	Wohnung
	415.000€
	Estepona
	2
	1
	85m <sup>2</sup>
	0m <sup>2</sup>

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!

E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: [+32.468.123.777](tel:+32.468.123.777) (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

Disclaimer: Information is believed to be correct, but accuracy is not guaranteed, as we rely on third parties. Prices do not include purchase costs.

All given information does not constitute any form of contract and offers can be changed or withdrawn without prior notice.

# Estepona

Ref. R5265934



## Lage

Erster Linie Strand  
Stadt  
Gewerbegebiet  
Strandseite  
Hafen  
Nähe Hafen  
Nähe Geschäfte  
Nähe Meer  
Nähe Schule  
Yachthafen  
Nähe Jachthafen  
Siedlung

Städtisch

## Orientierung

Süd

## Zustand

Ausgezeichnet  
Kürzlich neurenoviert  
Kürzlich neumöbliert

Möbel

Verhandelbar

## Pool

Gemeinschaftlich

Garten

Gemeinschaftlich

## Klimakontrolle

Klimaanlage

Bewachung

Voll Eingezäunt  
Alarm

## Aussicht

Meer  
Strand  
Hafen  
Panoramisch  
Garten  
Patio

Parkmöglichkeit

Tiefgarage  
Garage  
Überdacht  
Privat

E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: [+32.468.123.777](tel:+32468123777) (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

Disclaimer: Information is believed to be correct, but accuracy is not guaranteed, as we rely on third parties. Prices do not include purchase costs.  
All given information does not constitute any form of contract and offers can be changed or withdrawn without prior notice.

# Estepona

Ref. R5265934



---

E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: **+32.468.123.777** (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

**Disclaimer:** Information is believed to be correct, but accuracy is not guaranteed, as we rely on third parties. Prices do not include purchase costs.  
All given information does not constitute any form of contract and offers can be changed or withdrawn without prior notice.

# Estepona

Ref. R5265934



E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: [+32.468.123.777](tel:+32468123777) (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

Disclaimer: Information is believed to be correct, but accuracy is not guaranteed, as we rely on third parties. Prices do not include purchase costs.

All given information does not constitute any form of contract and offers can be changed or withdrawn without prior notice.

# Estepona

Ref. R5265934



E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: [+32.468.123.777](tel:+32468123777) (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

Disclaimer: Information is believed to be correct, but accuracy is not guaranteed, as we rely on third parties. Prices do not include purchase costs.

All given information does not constitute any form of contract and offers can be changed or withdrawn without prior notice.

# Estepona

Ref. R5265934



---

E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: **+32.468.123.777** (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

**Disclaimer:** Information is believed to be correct, but accuracy is not guaranteed, as we rely on third parties. Prices do not include purchase costs.  
All given information does not constitute any form of contract and offers can be changed or withdrawn without prior notice.

# Estepona

Ref. R5265934



---

E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: **+32.468.123.777** (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

Disclaimer: Information is believed to be correct, but accuracy is not guaranteed, as we rely on third parties. Prices do not include purchase costs.

All given information does not constitute any form of contract and offers can be changed or withdrawn without prior notice.

# Estepona

Ref. R5265934



---

E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: **+32.468.123.777** (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

**Disclaimer:** Information is believed to be correct, but accuracy is not guaranteed, as we rely on third parties. Prices do not include purchase costs. All given information does not constitute any form of contract and offers can be changed or withdrawn without prior notice.

# Estepona

Ref. R5265934



E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: **+32.468.123.777** (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

Disclaimer: Information is believed to be correct, but accuracy is not guaranteed, as we rely on third parties. Prices do not include purchase costs.

All given information does not constitute any form of contract and offers can be changed or withdrawn without prior notice.

# Estepona

Ref. R5265934



---

E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: **+32.468.123.777** (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

**Disclaimer:** Information is believed to be correct, but accuracy is not guaranteed, as we rely on third parties. Prices do not include purchase costs.

All given information does not constitute any form of contract and offers can be changed or withdrawn without prior notice.