



	Apartment
	360.000€
	Estepona
	2
	1
	131m <sup>2</sup>
	0m <sup>2</sup>

2-bedroom apartment for sale with wonderful views in the centre of Estepona. Located on the highest floor of the building, offering wonderful views, in the centre of Estepona. Built in 2006, Balcones del Mar is one of the few residential developments that offers all the key amenities anyone could ask for: underground parking, storage room, swimming pool with gardens, open sea views, children area and a prime location right in the centre of Estepona, just a few metres from the Paseo Marítimo. The apartment welcomes you with an open-plan layout, featuring a semi-open kitchen and a spacious living area. The 9 m<sup>2</sup> terrace, though modest in size, offers the possibility to be extended. The main bedroom is generously sized and shares a bathroom with the second bedroom. Located on the 7th floor, the apartment has no neighbours above, ensuring excellent privacy and tranquillity. This is a fantastic option for summer getaways or long-term rentals. Short-term rentals are not permitted in this building. Balcones del Mar enjoys a prime location in Estepona, perfectly positioned between the Marina and the historic town centre. Just a short walk from La Rada Beach and the Paseo Marítimo, the development offers direct access to the seafront promenade lined with beach bars, cafés, and restaurants. Residents benefit from proximity to supermarkets, shops, public transport, and essential services, all within walking distance. The area combines a peaceful residential atmosphere with the vibrancy of the town. Located just 25 minutes by car from Marbella and Puerto Banús, and with over 325 days of sunshine per year, Balcones del Mar offers the perfect balance of coastal lifestyle, convenience, and year-round livability.

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

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# Estepona

Ref. R5142676



## Setting

Town  
Beachside  
Port  
Close To Port  
Close To Shops  
Close To Sea  
Close To Town  
Marina  
Close To Marina  
Urbanisation

## Orientation

South East

## Condition

Excellent

## Pool

Communal

## Climate Control

Air Conditioning  
Hot A/C

## Views

Sea

## Features

Lift  
Fitted Wardrobes  
Near Transport  
Private Terrace

## Furniture

Fully Furnished

## Kitchen

Fully Fitted

## Garden

Communal

## Security

Gated Complex

## Parking

Street

## Category

Holiday Homes  
Investment

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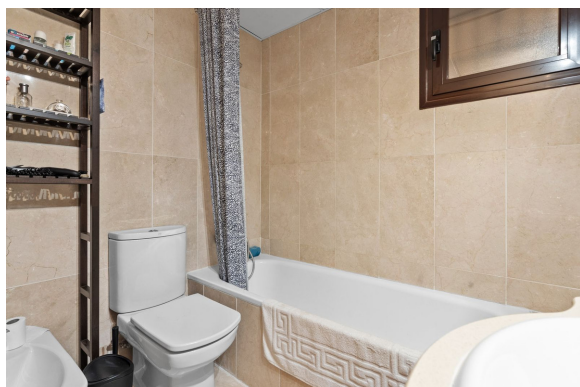
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