



	Appartement
	415.000€
	Estepona
	2
	1
	85m ²
	0m ²

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 m² built with a generous 15 m² 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 - 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

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Situation

Bord de mer
Ville
Zone commerçante
Près de la plage
Port
Port à proximité
Magasins à proximité
Mer à proximité
Ecoles à proximité
Marina
Marina à proximité
Urbanisation

Orientation

Sud

Etat

Excellent
Récemment modernisé
Récemment restauré

Piscine

Collective

Régulateur de température

Climatisation

Vues

Mer
Plage
Port
Panoramique
Jardin
Cour

Urbaine

Caractéristiques

Terrasse couverte
Ascenseur
Garde-robes encastrées
Transports à proximité
Terrasse privée
WiFi
Débarras
Accès pour personnes à mobilité réduite
Sol en marbre
Doubles-vitrages
Près d'une église
Fibre optique

Mobilier

En option

Cuisine

Entièrement équipée

Jardin

Collectif

Sécurité

Complexe sécurisé
Système d'alarme

Parking

Souterrain
Garage
Couvert
Privé

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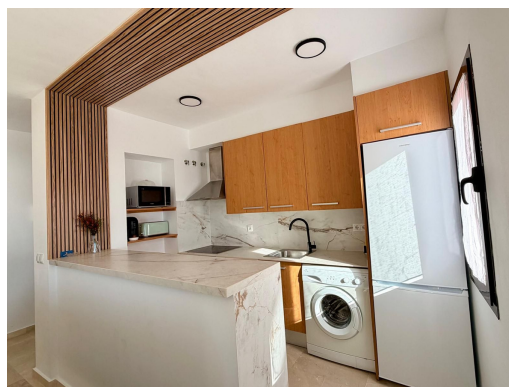
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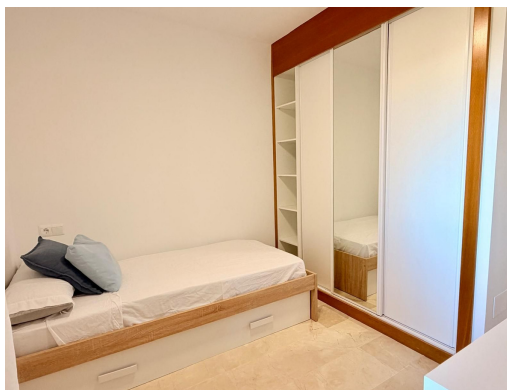
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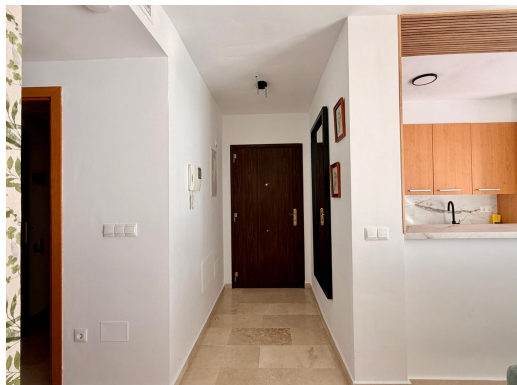


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