



|  |                   |
|--|-------------------|
|  | Appartement       |
|  | 300.000€          |
|  | Estepona          |
|  | 3                 |
|  | 2                 |
|  | 115m <sup>2</sup> |
|  | 0m <sup>2</sup>   |

Imagine living just a few steps from the sea, in a peaceful area of Estepona where you can enjoy a calm atmosphere all year round. This charming 3-bedroom duplex located in Arena Beach (West Estepona) offers comfort, a well-designed layout and an excellent location close to the beach. The property is distributed over two levels, allowing a clear separation between the living areas and the sleeping quarters. On the main floor, you will find a bright and spacious living room with direct access to a private terrace, the perfect place to enjoy the sunshine, have breakfast outdoors or relax in the evening. The kitchen is practical and functional, ideal for everyday use. The upper floor features three bedrooms, all with good natural light, as well as two bathrooms, providing comfort for families or for those who need additional space for guests or a home office. The master bedroom stands out in particular, featuring a private terrace with open views where you can even see the sea, a large built-in wardrobe, and an en-suite bathroom with a hydromassage bathtub, creating a comfortable and private retreat. The property is located in Arena Beach, a very quiet residential area to the west of Estepona, where you can enjoy a relaxed lifestyle while still being close to supermarkets, shops and restaurants. The beach is only a few minutes' walk away. This property is ideal as a primary residence, holiday home or even as an investment in one of the increasingly sought-after areas of the Costa del Sol.

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

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# Estepona

Ref. R5327881



## Situation

Port à proximité  
Magasins à proximité  
Mer à proximité  
Ville à proximité  
Ecoles à proximité

## Orientation

Ouest

## Etat

Bon

## Régulateur de température

Climatisation

## Vues

Mer

## Caractéristiques

Transports à proximité  
Jacuzzi

## Parking

Collectif

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