



	Appartement
	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)

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## Ligging

Eerstelijns strand  
Stad  
Commerciele omgeving  
Aan het strand  
Haven  
Dichtbij haven  
Dichtbij winkels  
Dichtbij zee  
Dichtbij scholen  
Jachthaven  
Dichtbij jachthaven  
Urbanisatie

## Zonorientatie

Zuid

## Huidige Staat

Uitstekend  
Onlangs gerenoveerd  
Onlangs gerenoveerd

## Zwembad

Gemeenschappelijk

## Klimaatbeheersing

Airconditioning

## Uitzicht

Zee  
Strand  
Haven  
Weids  
Tuin  
Binnenplaats

## Stedelijk

### Extra's

Overdekt terras  
Lift  
Inbouwkasten  
Nabij vervoer  
Privé terras  
WiFi  
Berging  
Gehandicapten toegang  
Marmeren vloeren  
Dubbele beglazing  
Buurt van een kerk  
Optische vezel

## Meubilering

Optioneel

## Keuken

Volledig ingericht

## Tuin

Gemeenschappelijk

## Beveiliging

Omheind complex  
Alarmsysteem

## Parkeergelegenheid

Ondergronds  
Garage  
Overdekt  
Privé

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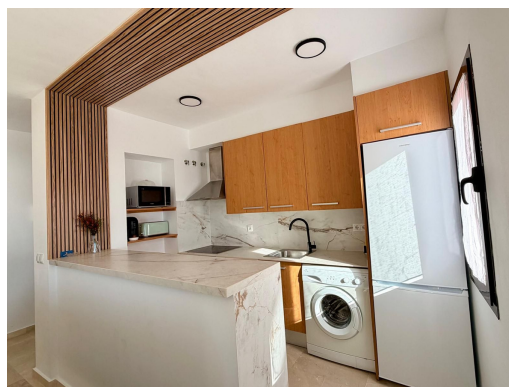
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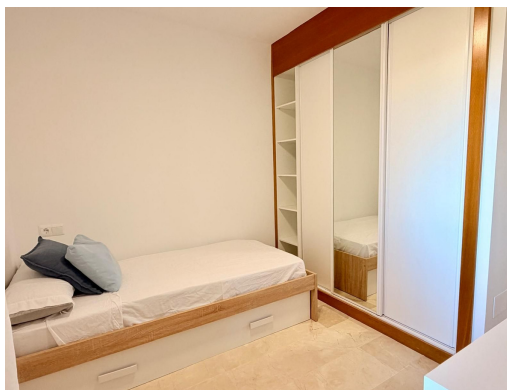
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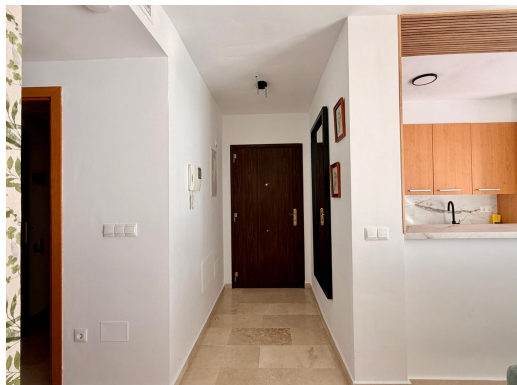
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