

# Estepona

## Apartment / Apartamento

€499,900

Ref: N236



3



2



116 m²



101 m²



✓



✓



✓



Consumption  
C

Emissions  
C

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€499,900 (£432,713)
Transfer tax 7% .....	€34,993 (£30,290)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

Communal fees .....	€90.00 per month
Refuse fees .....	€115.00 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,597)
Remainder of deposit to 10% .....	€46,990 (£40,675)
Final Payment of 90% on completion ....	€449,910 (£389,442)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

This recently constructed, 3-bedroom, 2-bathroom residence combines contemporary design with Mediterranean charm. Located just 1 km from the beach the apartment enjoys a privileged position within walking distance of shops, parks, healthcare facilities and restaurants.

The interiors are bright and spacious, finished with wood flooring and porcelain tiles throughout. A fully equipped kitchen features integrated appliances, while both bathrooms are thoughtfully designed—one including a hydromassage bathtub. Additional amenities include fitted wardrobes, air conditioning, ceiling fans, double-glazed windows, and a private garage with dedicated storage.

The property boasts a generous private terrace with a partially enclosed glass sunroom overlooking landscaped gardens. Residents also benefit from a rooftop communal solarium with a swimming pool, offering panoramic views of the sea and mountains. Surrounding gardens enriched with blooming jacaranda trees provide a serene and picturesque setting.

### Key Features:

3 Bedrooms, 2 Bathrooms (including ensuite with hydromassage tub)

Open-plan living spaces with elegant finishes

South-east orientation with garden and city views

Rooftop pool and solarium with sea and mountain vistas

Private garage, storage room, and high-spec security features

Walking distance to amenities and Estepona's Old Town & port

Proximity to 30+ premier golf courses

This property offers refined coastal living with exceptional convenience and comfort.

Contact us to arrange a viewing

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible