



## Middle Floor Apartment for sale in Estepona, Estepona

439,000 €

Reference: R5367664 Bedrooms: 2 Bathrooms: 2 Build Size: 82m<sup>2</sup> Terrace: 44m<sup>2</sup>





## Costa del Sol, Estepona

(This is a Resale Unit of a new development)

### BRAND NEW BUILD IN CENTRAL ESTEPONA WITH SEAVIEW - Unfurnished

Discover the perfect balance between modern comfort and Mediterranean lifestyle in this brand-new, key-ready middle floor apartment located in the heart of Estepona Center, just minutes from the charming old town and the seaside promenade.

Vivienda 12 offers a bright open-plan layout, a fully fitted kitchen and bathrooms, and a spacious 44 m<sup>2</sup> terrace, with seaview, ideal for relaxing, entertaining, or soaking up the sun all year round.

The property includes one underground parking space and a private storage room, while the complex features excellent amenities such as a gym, coworking space, and community swimming pool – everything designed for easy, modern living.

Enjoy a prime location: only 5 minutes from the beach, 20 minutes from Marbella, and 45 minutes from Málaga Airport. Estepona continues to grow as one of the most desirable towns on the Costa del Sol, offering a perfect blend of tradition, culture, and contemporary comfort.

Whether you're looking for a year-round residence, a holiday home, or a ready-to-rent investment, Vivienda 12 delivers immediate value with no waiting for completion – simply open the door and move in.

Vivienda 12 is not only a smart investment with immediate rental potential, it's also a beautiful home to enjoy as your permanent residence or holiday getaway.

#### Benefits

1. Immediate Move-In: Buyers can occupy or rent the property immediately after purchase.
2. No Hidden Costs: There's no need to spend extra money on finishing works, installations.
3. Time-Saving: Ideal for buyers abroad or investors who want a hassle-free purchase.
4. Better for Rentals: Especially relevant in markets like Marbella – investors can start generating rental income instantly.

Note: The indicated retail price excludes taxes, notary, and registration fees.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room

### Setting

Close To Port  
Close To Sea  
Close To Town

### Furniture

Not Furnished

### Category

Resale

### Orientation

West  
South West

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Views

Sea Views  
Panoramic  
Urban

### Pool

Communal

### Parking

Underground