



## Middle Floor Apartment for sale in Estepona, Estepona

**320,000 €**

Reference: R5153017 Bedrooms: 3 Bathrooms: 2 Build Size: 98m<sup>2</sup> Terrace: 10m<sup>2</sup>





## Costa del Sol, Estepona

In the heart of the Costa del Sol, we present this spacious flat located in the quiet area of Seghers, in Estepona. Strategically located just a few steps from the marina, the beach and the charming town centre, this property stands out for its excellent potential to be renovated and converted into a residential gem or a high-yield investment.

The property comprises three bright bedrooms, a full bathroom, a separate living room with access to a terrace perfect for enjoying the Mediterranean climate, and a kitchen that can be redesigned to suit modern needs. The marble flooring and the orientation that guarantees plenty of light are details that give this property a special character. In addition, the community offers a swimming pool for relaxation during the warmer months and private parking, ensuring comfort and tranquillity.

Estepona, known as 'The Garden of the Costa del Sol', combines modernity with the charm of a traditional Andalusian village. The Seguers area stands out for its proximity to essential services and its residential atmosphere. Less than 10 kilometres away, you will find the renowned **\*\*Colegio Internacional San José\*\***, an educational benchmark in the area. For shopping, the **\*\*Laguna Village Shopping Centre\*\***, with exclusive shops and restaurants facing the sea, is just a few minutes' drive away.

In terms of transport, connections are excellent. The nearest bus routes include those connecting Estepona with Marbella, Malaga and other towns on the Costa del Sol. For those who prefer the train, the nearest commuter station is in Fuengirola, about 40 minutes away by car, while there are no underground lines in this area, which enhances the peaceful and exclusive character of the area.

A charming neighbourhood Seguers is one of the most sought-after areas in Estepona due to its combination of tranquillity and proximity to key locations. Strolling through the streets of the old town, enjoying the local restaurants or relaxing on the crystal-clear beaches are just some of the activities that this privileged location offers.

Apartment in Seghers, 98 m<sup>2</sup>, 3 bedrooms, 1 bathroom, separate living room, kitchen, north facing.





## Features:

### Features

WiFi  
Near Church

### Views

Garden  
Pool

### Pool

Communal  
Garden  
Communal

### Category

Holiday Homes  
Investment

### Orientation

North

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Port

### Furniture

Fully Furnished

### Security

Alarm System  
Entry Phone

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Utilities

Electricity  
Telephone