



## Duplex till salu i Estepona, Estepona

200 000 €

Referens: R5299906 Sovrum: 1 Badrum: 1 Bygga: 45m<sup>2</sup> Terrass: 12m<sup>2</sup>





## Costa del Sol, Estepona

Charming Refurbished Apartment in Aldea de la Luna, Seghers – Estepona: Sea Views and Tranquil Coastal Living! Discover this delightful, nearly new apartment in the serene Aldea de la Luna complex within the prestigious Seghers urbanisation – a Mediterranean-style village in Estepona's western marina area, blending low-density Scandinavian charm with lush pine-filled green spaces and breathtaking views. Nestled just behind the family-friendly Playa del Cristo – a sheltered cove with golden sands and calm waters, only 300 metres away – it's perfect for beach lovers seeking tranquillity yet proximity to vibrant amenities. A short stroll leads to Estepona's marina with its array of restaurants, bars, and shops, while the town centre is easily accessible for boutique browsing and cultural spots like the Orchid House. Excellent connectivity via the A-7 places you 20 minutes from glamorous Marbella, with nearby facilities including the Babylon sports centre (offering Olympic pools, yoga, pilates, and a chiringuito), a nursery, and local police station for added peace of mind. Spanning 45 m<sup>2</sup> built (40 m<sup>2</sup> usable), this first-floor exterior property features an open-plan kitchen and living room flowing seamlessly to a cosy terrace – ideal for enjoying breakfast or meals with partial sea views. Upstairs, a versatile attic space serves as a perfect area for play, work, or relaxation. Additional highlights include one bedroom, one bathroom, built-in wardrobes, south-facing orientation for abundant natural light, individual electric heating, air conditioning, and a recently installed electric water heater. Impressive energy ratings (Consumption: B; Emissions: A) ensure efficiency, and a substantial community levy has been paid for structural reinforcements. Residents enjoy communal gardens in this peaceful, low-maintenance setting. Priced at €200,000 – an affordable gem in this high-demand, view-rich enclave near Estepona's best beaches.



## Funktioner:

Drag	Orientering	Klimatkontroll
Täckt terrass	Söder	Luftkonditionering
Nära transport		
Privat terrass		
Förråd		
Dubbelglas		
Monterade garderober		
Wifi		
Nära kyrkan		
Fiberoptisk		
Åsikter	<b>Miljö</b>	<b>Skick</b>
Hav	Handelsområde	Excellent
Trädgård	Strandkant	Nyligen renoverad
Gård	Nära hamnen	Nyligen renoverad
	Urbanisering	
	Nära havet	
	Nära butiker	
	Nära skolor	
	Stad	
	Nära marina	
<b>Möbler</b>	<b>Kök</b>	<b>Trädgård</b>
Fullmöblerad	Fullmonterad	Gemensam
<b>Säkerhet</b>		
Gated complex		
Larmsystem		