



## Duplex for sale in Estepona, Estepona

**200.000 €**

Reference: R5299906   Bedrooms: 1   Bathrooms: 1   Build Size: 45m<sup>2</sup>   Terrace: 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.



## Features:

Özellikler

Kapalı teras

Ulaşım yakınında

Özel teras

Depo

Çift cam

Takılmış gardiroplar

Wifi

Kilise yakınında

Fiber optik

Görüşler

Deniz

Bahçe

Avlu

Oryantasyon

Güney

İklim kontrolü

Klima

Ayar

Ticari alan

Sahil kenarında

Limana yakın

Kentleşme

Denize yakın

Dükkanlara Yakın

Okullara yakın

Şehir

Marina'ya yakın

Durum

Harika

Son zamanlarda yenilenmiş

Son zamanlarda yenilenmiş

Mobilya

Tamamen mobilyalı

Güvenlik

Kapılı kompleks

Alarm sistemi

Mutfak

Tam takılmış

Bahçe

Ortak