



## Middle Floor Apartment for sale in Estepona, Estepona

575,000 €

Reference: R5152720 Bedrooms: 2 Bathrooms: 2 Build Size: 77m<sup>2</sup> Terrace: 10m<sup>2</sup>





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## Costa del Sol, Estepona

Brand New Fully Furnished 2-Bedroom Apartment in Puerto de Estepona – Just One Minute from the Beach!

Step into modern coastal luxury with this stunning, brand-new apartment in a 2025-designed building at Calle Melilla, 55, Puerto de Estepona. Boasting 87 m<sup>2</sup> of useful space, this 2-bedroom, 2-bathroom gem is fully furnished and ready to move in (&quot;a estrenar&quot;), offering a seamless blend of contemporary design and unbeatable location. The open-plan layout features a spacious living-dining-kitchen area (28.15 m<sup>2</sup>), two comfortable bedrooms (12.54 m<sup>2</sup> and 10.59 m<sup>2</sup>), two modern bathrooms, a hall (3.53 m<sup>2</sup>), and patios for outdoor enjoyment – all with elevator access for ultimate convenience.

Key Features:

**Prime Beachfront Location:** Only a one-minute walk to the sandy shores, with a tennis/padel center right around the corner for active lifestyles.

**Modern and Efficient Design:** Completed in 2025, with underground parking, full furnishings, and thoughtful spaces like a paso (1.70 m<sup>2</sup>) and patios (including Patio 2 at 9.53 m<sup>2</sup>) for relaxation.

**Communal Amenities:** Enjoy relaxing rooftop areas with BBQ zones and a swimming pool – perfect for unwinding in the sun.

**Comfort and Convenience:** Elevator directly to your floor, bright open-plan living, and proximity to Estepona's vibrant port area.

This pristine property is an ideal retreat for those seeking effortless beachside living in a brand-new setting. Contact us today to secure your slice of paradise!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Tennis Court  
Utility Room  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Views

Urban  
Street

### Pool

Communal

### Security

Gated Complex  
Alarm System  
Entry Phone

### Orientation

North East

### Setting

Commercial Area  
Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Schools  
Beachfront  
Town  
Port  
Close To Marina

### Furniture

Fully Furnished

### Parking

Underground  
Private

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted