



GARTENAPARTMENT MIT 2 SCHLAFZIMMER

📍 El Paraiso

REF# R5407735 – 330.000€

IBI

600 €/JAHR

Müll

180 €/JAHR

Wohngeld

2400 €/JAHR



2

Schlafzimmer



2

Bäder



80 m²

Built



167 m²

Bauland

Spacious 2 bedroom, ground floor apartment with 54m² South Facing Private Garden! Tucked inside the tranquil Sun Garden residential complex in Estepona East, this 80m² ground-floor apartment radiates warmth, space, and a flood of natural sunlight. It features two spacious bedrooms and two sleek bathrooms, and is being sold fully furnished—ready for you to move in without lifting a finger. Once you enter you'll find a bright, expansive living room that opens directly onto a 22m² covered terrace, leading to a 54m² private

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south-facing garden. It's a prime spot for basking in the Mediterranean light from dawn until dusk. Further down the hallway, a fully fitted kitchen sits on the left, complete with access to a second, 11m2 garden space—perfect for morning coffee. Thanks to its south-facing orientation, the apartment remains light-filled throughout the day, creating a welcoming and cheerful atmosphere. Location is another standout—just 15 minutes from Marbella and Estepona, and between 4 to 8 minutes from El Paraiso and Atalaya Golf clubs. It's a mere 10 to 15-minute stroll to the beach, with shops, restaurants, and essential services only steps away. This charming garden-level home works beautifully as a peaceful full-time residence, a chic holiday escape, or a savvy investment with high rental potential. This sought after complex rounds out the appeal with lush greenery and a meticulously maintained communal pool, offering the perfect blend of serenity and coastal lifestyle. Please note there is a current occupant who requires at least 24 hours notice for viewings and minimum 6 weeks notice to vacate. Contact us to arrange a viewing * Build Size 80 m² * Plot Size 167 m² * Ground floor * Communal Pool * Mains Water * Mains Electric * Telephone Possible * Internet Possible * Fully Furnished * Air Conditioning * Disabled Friendly * Private ?Terrace * ?5 ?minutes ?drive ?to the ? beach * 1 minutes drive ?to the shops * Communal fees: €200,00 per ?month * IBI ?property ?tax: €600,00 ?per ?annum * ?Refuse ?fees: ?€180,00 ?per ?annum



