

apartment for sale Conil De La Frontera, Janda (La)



A spacious and luminous apartment for sale, located on one of the town's main streets, an area highly valued for its excellent accessibility and the convenience of having all essential services within walking distance. Its strategic position offers immediate access to supermarkets, banks, the Guardia Civil, the health centre and various shops, as well as the historic centre. The beach is only a ten-minute walk away, making this property ideal both as a permanent residence and as a holiday investment.~~Built area: 78 m2~~Layout and Living Spaces~~The apartment, of generous proportions, offers a functional layout designed to maximise natural light and comfort in every room.~It features a large living-dining room, conceived as the central gathering space of the home, with numerous possibilities for furnishing and interior adaptation. From here, access to the remaining rooms is fluid and well organised, ensuring privacy in the sleeping area.~~The independent kitchen is spacious and fitted with essential furniture and appliances. Its current distribution allows for comfortable daily use and offers excellent potential for renovation or customisation. A large exterior window provides constant natural light and optimal ventilation.~~The property consists of three bedrooms, two of them double and naturally bright. The third is the main suite, equipped with its own private bathroom for added comfort and privacy.~In addition to the en-suite bathroom, the apartment includes a second fully equipped bathroom, in very good condition.~~With its northwest orientation, the apartment benefits from abundant light throughout much of the day, especially in the afternoon. This orientation ensures a pleasant indoor temperature year-round and keeps the home bright without excessive heat in summer.

~~Communal Areas and Surroundings~~The building offers a communal rooftop terrace, a highly valued feature both for practical use and leisure. From this elevated space, open views extend toward the horizon with a clear sea view, making it one of the most appealing elements of the property.~~Although the building does not include private parking, nearby parking areas make day-to-day parking convenient, especially given the lively, service-rich environment around the property.~~Location and Area Advantages~~Living in this area means enjoying the convenience of having everything close at hand: healthcare services, supermarkets, financial institutions, local shops and quick access to main roads.~The historic centre is a short walk away, offering traditional streets, bars, restaurants and everyday life, while the beach—just ten minutes on foot—allows you to combine comfortable urban living with a coastal lifestyle.~~The surroundings are highly appreciated by both residents and visitors, offering mild weather throughout most of the year and numerous leisure options, from seaside walks to sports and gastronomy.~~Ideal for...~~• Families looking for a spacious home close to all essential services.~• Those wishing to live near the beach without sacrificing day-to-day comfort.~• Investors seeking a property with strong potential for annual or holiday rentals.~• Anyone wanting to personalise the interior of a solid, versatile apartment.~~Legal Information~~In accordance with Decree 218/2005 of the Junta de Andalucía, clients are informed that notary fees, registration fees, taxes, brokerage fees and other purchase-related expenses are not included in the price.

property details

Spanishstate id:	6326784
reference::	407
close to/ located:	Conil De La Frontera
region:	Janda (La)
property type:	apartment
rooms:	3
property surface:	110 m2
surface plot:	- m2
price:	€ 297.000

contact

real estate agent:	Costaluz Estates SI
name:	Costaluz Estates
spreekt:	English, French, Spanish
telefoon:	+34623249442