



## Ground Floor Apartment for sale in Estepona, Estepona

530,000€

Reference: R5192068 Bedrooms: 2 Bathrooms: 2 Build Size: 86m<sup>2</sup> Terrace: 57m<sup>2</sup>















## Costa del Sol, Estepona

GROUND-FLOOR APARTMENT WITH LARGE TERRACE AND TOURIST LICENSE NEAR THE SEA. Privileged location in a charming Mediterranean-style complex, just 200 m from the beach and only a 5-minute drive from Estepona and the vibrant Duquesa Marina, where you'll find all kinds of services, restaurants, and leisure options. This beautiful ground-floor apartment stands out for its brightness, thanks to its southeast orientation, and for its magnificent newly renovated terrace, featuring glass curtains, an outdoor kitchen area, and elegant parquet flooring that adds warmth and style. The property, built with high-quality materials, offers two spacious bedrooms, carefully redesigned lighting that enhances every corner, and a practical anti-limescale system for greater comfort. From the terrace, you can enjoy pleasant views of the lush gardens, the communal pool, and a partial sea view. Located in a quiet and well-maintained community with a swimming pool and large green areas, this apartment also includes a parking space and a storage room. With a \*\*tourist license obtained this year\*\*, it represents an excellent opportunity both as an investment with high rental potential and as a cozy home by the sea. \*\*A must-see — you'll love it!\*\*





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceSouthAir Conditioning

Lift South East Cold A/C

Near Transport Hot A/C Private Terrace

Satellite TV
Storage Room
Ensuite Bathroom
Double Glazing

Fitted Wardrobes WiFi

**Utility Room** 

Wood Flooring
Near Church
Fiber Optic

ViewsSettingConditionSeaClose To PortExcellent

Garden Urbanisation
Pool Close To Sea
Close To Shops
Close To Town
Close To Schools

Town Close To Forest

Close To Marina

PoolFurnitureKitchenCommunalOptionalFully FittedGardenSecurityParking

Communal Gated Complex Underground

Alarm System Garage
Private
Communal

Utilities Category Energy Rating

Electricity Holiday Homes D

Drinkable Water Investment
Telephone Distressed
Resale

**CO2** Emission Rating

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