



## Wohnung im Erdgeschoss zum Verkauf in Estepona, Estepona

**685.000 €**

Referenz: R5189353    Schlafzimmer: 3    Badezimmer: 2    Grundstücksgröße: 81m<sup>2</sup>    Garten: 150m<sup>2</sup>    Terrasse: 45m<sup>2</sup>





## Costa del Sol, Estepona

If you love the idea of a brand-new home but don't want to wait months for construction to finish, this is your perfect match. Located in the elegant South Bay complex, just a short walk from Estepona's harbour and the beach, this spacious 3-bedroom apartment combines the comfort of modern living with the relaxed coastal lifestyle everyone falls in love with. Built in 2021, the property feels fresh and contemporary throughout. Large windows, an open-plan living area, and a seamless flow out to a generous terrace and private garden. Morning coffee, afternoon sun, or cosy dinners under the stars. The apartment offers: – 3 bedrooms and 2 bathrooms – Fully equipped kitchen with top appliances – Bright living and dining area opening onto the terrace – Private garden accessible from both living room and bedrooms – 2 underground parking spaces and 1 storage room – Lift and disabled access at the building entrance Residents of South Bay enjoy first-class facilities including a swimming pool, spa, and shared workspace – ideal for remote working days or creative focus sessions. Everything you need is right outside your door: small shops, a bakery, pharmacy, and several restaurants are just a few minutes away. Walk five minutes down to the harbour for Sunday's street market or a dinner by the water. Supermarkets like Lidl, Aldi, and Carrefour are close by, and Estepona's charming old town is within easy reach for tapas nights and cultural strolls. Just a short walk away, you'll find Centro Deportivo Las Mesas, a modern sports complex offering fitness, padel courts and group classes, as well as the lush Parque de La Hermandad, a beautiful green park with walking paths, play areas and peaceful corners to unwind. The property comes with both an LPO (Licencia de Primera Ocupación) and a touristic license, and has been successfully rented short-term by the current owner. This makes it not only a secure investment with proven rental potential, but also a wonderful home to live in full-time when you're ready for a fresh new chapter in your life under the Estepona sun. With its unbeatable location, modern design, and worry-free move-in condition, this home is the ideal choice for anyone dreaming of new-build quality without the wait or the risk.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
Private Terrasse  
Lagerraum  
Badezimmer  
Einstellungsschränke  
Zugang für Menschen mit reduzierter  
Mobilität

### Zustand

Exzellent

### Parken

Unterirdisch  
Garage  
Gemeinschaft

### CO2 -Emissionsbewertung

B

### Klimakontrolle

Klimaanlage  
Zentralheizung

### Pool

Gemeinschaft  
Kinderpool

### Kategorie

Ferienhäuser  
Wiederverkauf  
Zeitgenössisch

### Einstellung

In der Nähe des Hafens  
In der Nähe des Meeres  
In der Nähe der Stadt

### Sicherheit

Gated Complex

### Energiebewertung

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