



## 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>





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## 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:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Wood Flooring  
Near Church  
Fiber Optic

### Views

Sea  
Garden  
Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### CO2 Emission Rating

D

### Orientation

South  
South East

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Forest  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
Alarm System

### Category

Holiday Homes  
Investment  
Distressed  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Communal

### Energy Rating

D