



## Bottenvåning till salu i Estepona, Estepona

289 000 €

Referens: R5210644 Sovrum: 1 Badrum: 1 Bygga: 48m<sup>2</sup> Terrass: 18m<sup>2</sup>





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## Costa del Sol, Estepona

Ground Floor Apartment with Terrace and Private Patio in Edificio Martín Méndez, Estepona This charming ground floor apartment is located in the beautiful Edificio Martín Méndez, right in the heart of Estepona, on the first line of the beach. The property perfectly combines comfort, convenience, and Mediterranean charm, offering an exceptional lifestyle by the sea. Upon entering, you'll find a spacious living room on the right-hand side – a bright and welcoming area ideal for relaxing or entertaining. From here, you can step out onto a large enclosed terrace, perfect for enjoying the sea breeze all year round. From the entrance hall, you can also access the fully equipped kitchen, which leads to a private patio – a tranquil and shaded space where you can unwind and enjoy peaceful moments during the warmer months. Directly opposite the entrance is a guest bathroom, and to the left of it, you'll find a comfortable bedroom, designed for restful nights and cozy living. The location of this apartment is truly unbeatable: • Just 1 minute from the Tennis Center and IES Mediterráneo School • Only 1 minute's walk to the beach, with a wide selection of restaurants and cafés offering diverse international cuisine • And just 5 minutes on foot to Estepona's charming historic center, where you can explore cobbled streets, boutique shops, and traditional Andalusian squares. Additionally, short-term rentals are permitted in this urbanization, making it an excellent investment opportunity for those seeking a property with great rental potential in one of Estepona's most desirable locations. This ground floor apartment in Edificio Martín Méndez offers the perfect combination of seaside living, urban convenience, and authentic Andalusian atmosphere – ideal both as a permanent home and as a holiday retreat.



## Funktioner:

### Drag

Nära transport  
Privat terrass  
Förråd

### Orientering

Söder  
Sydöst

### Miljö

Handelsområde  
Nära hamnen  
Urbanisering  
Nära havet  
Nära butiker  
Nära staden  
Nära skolor  
Strandkant  
Stad  
Marina  
Nära marina  
Front Line Beach Complex

### Skick

Rättvis  
Parkering  
Underground

### Möbler

Fullmöblerad  
Verktyg  
Elektricitet  
Gas

### Kök

Fullmonterad  
Kategori  
Fritidshus  
Investerings  
Strandkant  
Samtida