



# Wohnung im Erdgeschoss zum Verkauf in Estepona, Estepona

1.400.000 €

Referenz: R5255599 Schlafzimmer: 2 Badezimmer: 2 Grundstücksgröße: 38m<sup>2</sup> Garten: 115m<sup>2</sup> Terrasse: 43m<sup>2</sup>





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## Costa del Sol, Estepona

Exclusive apartment located in the prestigious Doncella Beach complex in Estepona, directly on the beachfront and within a short walking distance of the town centre. This represents one of the last real opportunities to acquire a property of this calibre in such a prime location, making it particularly attractive from a long-term investment perspective.

The apartment is situated on the ground floor and enjoys truly unique, open views of the Mediterranean Sea, Gibraltar and the African coastline, with the guarantee of no future development in front. The property is presented in immaculate condition, finished with top-quality materials and a timeless, elegant style characteristic of Doncella Beach.

The layout comprises a spacious living area with large windows and direct access to the terrace and beautifully maintained gardens, a fully equipped kitchen, two comfortable bedrooms and two bathrooms, offering excellent comfort for both owners and guests. A private garage space and storage room are included.

There are currently two identical apartments for sale side by side, offering a rare and exceptional opportunity to acquire both units and combine them into one outstanding beachfront residence, just a few steps from the sea, with the potential to create a 4- or even 5-bedroom property in first-line beach position – an extremely rare option in this location.

The complex features 24-hour security, landscaped gardens, a heated swimming pool, spa and gym facilities, as well as direct access to the seaside promenade. The prohibition of tourist rentals ensures a peaceful and exclusive residential environment. This is a truly unique investment opportunity in one of the most sought-after areas of the Costa del Sol, with strong and sustainable long-term value growth potential.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
 Aufzug  
 In der Nähe des Transports  
 Private Terrasse  
 Satellitenfernsehen  
 Lagerraum  
 Badezimmer  
 Marmorböden  
 Doppelverglasung  
 Einstellungsschränke  
 W-lan  
 Fitnessstudio  
 Sauna  
 Versorgungsraum  
 Whirlpool  
 Domotik  
 Restaurant vor Ort  
 Höflichkeitsbus  
 In der Nähe der Kirche  
 Keller  
 Glasfaser  
 Zugang für Menschen mit reduzierter  
 Mobilität

### Ansichten

Meer  
 Panorama  
 Garten  
 Pool  
 Strand

### Pool

Gemeinschaft  
 Erhitzt  
 Kinderpool

### Garten

### Orientierung

Norden  
 Süden

### Einstellung

Gewerbegebiet  
 Strand  
 In der Nähe des Hafens  
 Urbanisierung  
 In der Nähe des Meeres  
 In der Nähe von Geschäften  
 In der Nähe der Stadt  
 In der Nähe von Schulen  
 Strand  
 Stadt  
 Hafen  
 Dorf  
 Yachthafen  
 In der Nähe von Marina  
 Front Line Beach Complex

### Möbel

Nicht eingerichtet

### Sicherheit

### Klimakontrolle

Klimaanlage  
 Kalte a/c  
 Heiße A/C.  
 U/f Heizung  
 U/f/h Badezimmer

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken



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Gemeinschaft	Gated Complex	Unterirdisch
Privat	24 -Stunden -Sicherheit	Garage
Angelegt	Alarmanlage	Privat
Einfache Wartung	Elektrische Jalousien	Bedeckt
	Eingabetelefon	Straße
	Sicher	Mehr als eins
<b>Versorgungsunternehmen</b>	<b>Kategorie</b>	
Strom	Ferienhäuser	
Trinkbares Wasser	Investition	
Telefon	Strand	
	Golf	
	Luxus	
	Zeitgenössisch	