



**Appartement au rez-de-chaussée à vendre à Estepona,  
Estepona**

**1 400 000 €**

Référence: R5255599    Chambres: 2    Bain: 2    Terrain: 38m<sup>2</sup>    Construite: 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.



## Spécification:

### Caractéristiques

Terrasse couverte  
 Ascenseur  
 Près du transport  
 Terrasse privée  
 Télévision par satellite  
 Salle de stockage  
 Salle de bain attenante  
 Sol en marbre  
 Double vitrage  
 Armoires ajustées  
 Wifi  
 Salle de sport  
 Sauna  
 Buanderie  
 Jacuzzi  
 Domotique  
 Restaurant sur place  
 Bus de courtoisie  
 Près de l'église  
 Sous-sol  
 Fibre optique  
 Accès aux personnes à mobilité réduite

### Orientation

Nord  
 Sud

### Climatisation

Climatisation  
 Cold A / C  
 A / C chaud  
 Chauffage U / F  
 Salles de bain U / F / H

### Vues

Mer  
 Panoramique  
 Jardin  
 Piscine  
 Plage

### Paramètre

Zone commerciale  
 En bord de mer  
 Près du port  
 Urbanisation  
 Près de la mer  
 Proche des magasins  
 Près de la ville  
 Près des écoles  
 En bord de mer  
 Ville  
 Port  
 Village  
 Marina  
 Près de Marina  
 Complexe de plage de première ligne

### Condition

Excellent

### Piscine

Communautaire  
 Chauffé  
 Piscine pour enfants

### Meubles

Non meublé

### Cuisine

Entièrement équipé

### Jardin

Communautaire

### Sécurité

Complexe fermé

### Parking

Souterrain



Private  
Aménagé  
Entretien facile

**Services publics**

Électricité  
Eau potable  
Téléphone

Sécurité 24 heures  
Système d'alarme  
Stores électriques  
Téléphone d'entrée  
Safe

**Catégorie**

Maisons de vacances  
Investissement  
En bord de mer  
Golf  
Luxe  
Contemporary

Garage  
Private  
Covered  
Rue  
Plus d'un