



## Ground Floor Apartment for sale in Estepona, Estepona

**1.400.000 €**

Reference: R5255599 Bedrooms: 2 Bathrooms: 2 Plot Size: 38m<sup>2</sup> Build Size: 115m<sup>2</sup> Terrace: 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.



## Features:

### Özellikler

Kapalı teras  
Kaldırmak  
Ulaşım yakınında  
Özel teras  
Uydu televizyonu  
Depo  
Ensuite Banyo  
Mermer döşeme  
Çift cam  
Takılmış gardıroplar  
Wifi  
Spor salonu  
Sauna  
Kamu hizmeti odası  
Jakuzi  
Domotik  
Sitede restoran  
Nezaket otobüsü  
Kilise yakınında  
Bodrum  
Fiber optik  
Hareketliliği azaltılmış kişiler için erişim

### Oryantasyon

Kuzey  
Güney

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima  
U/F Isıtma  
U/f/h banyo

### Görüşler

Deniz  
Panoramik  
Bahçe  
Havuz  
Sahil

### Ayar

Ticari alan  
Sahil kenarında  
Limana yakın  
Kentleşme  
Denize yakın  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın  
Sahil  
Şehir  
Liman  
Köy  
Marina  
Marina'ya yakın  
Ön cephe plaj kompleksi

### Durum

Harika

### Havuz

Ortak  
Isıtmalı  
Çocukların havuzu

### Mobilya

Mobilyalı

### Mutfak

Tam takılmış

### Bahçe

Ortak

### Güvenlik

Kapılı kompleks

### Otopark

Yeraltı



Özel  
Peyzajlı  
Kolay Bakım

24 saatlik güvenlik  
Alarm sistemi  
Elektrikli panjur  
Giriş telefonu  
Güvenli

Garaj  
Özel  
Kapalı  
Sokak  
Birden fazla

**Kamu hizmetleri**

Elektrik  
İçilebilir su  
Telefon

**Kategori**

Tatil Evleri  
Yatırım  
Sahil  
Golf  
Lüks  
Modern