



## Ground Floor Apartment for sale in Estepona, Estepona

**325,000 €**

Reference: R5297425   Bedrooms: 2   Bathrooms: 2   Build Size: 160m<sup>2</sup>





## Costa del Sol, Estepona

Property with Terrace, Versatile Semi-Basement and Communal Swimming Pool. The property is distributed over two floors. The ground floor, with an approximate surface area of 100 m<sup>2</sup>, features an entrance hallway with a row of built-in wardrobes, a fully equipped kitchen, and a laundry area that is accessed exclusively from the bedroom. It also offers a living-dining room with direct access to the terrace. This floor includes one bedroom and a full bathroom. The semi-basement level, with an approximate surface area of 60 m<sup>2</sup>, provides a versatile space suitable for creating a large second bedroom or even an independent studio by installing a kitchen. This level also comprises a second full bathroom and a small patio. It is connected to the ground floor via an exterior staircase through an English patio and has direct access to the communal gardens. The property is located within a gated residential complex with communal gardens and a swimming pool. It includes a private parking space, with the option to purchase an additional parking space for €15,000. Situated just 10 minutes from San Pedro de Alcántara and 20 minutes from Marbella, the property is set in a quiet area surrounded by other residential developments and villas. The terrace offers views over the urbanization and its gardens.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South East	Central Heating
Lift		
Near Transport		
Satellite TV		
Marble Flooring		
Fitted Wardrobes		
Utility Room		
Basement		
Views	Setting	Condition
Garden	Commercial Area	Good
Urban	Urbanisation	
Street	Close To Town	
	Close To Schools	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
	Entry Phone	Garage
		Private
Utilities	Category	Energy Rating
Electricity	Investment	B
Drinkable Water		
Telephone		
<b>CO2 Emission Rating</b>		
C		