

ESTEPONA

299,000 €

REFERENCE R4116121

Exclusive Beachfront Living: A Serene Oasis in Estepona, Costa del Sol

2	1	70 m²	6 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty is delighted to present an exceptional opportunity to acquire a stunning middle floor apartment situated in a prime beachfront complex in Estepona, one of the most enchanting and sought-after locations on Spain's sun-drenched Costa del Sol. Nestled in the heart of Andalusia, in the vibrant south of Spain, Estepona is renowned for its charming old town, beautiful beaches, and sophisticated marina, offering a quintessential Mediterranean lifestyle that effortlessly blends tradition with modern luxury. This exquisite residence provides an unparalleled setting for those desiring proximity to the sea, vibrant town life, and convenient amenities, all within a secure and exclusive urbanisation.

The location of this apartment is truly a dream for discerning buyers. Positioned beachfront and beachside, you are mere steps away from the golden sands and the gentle lapping waves of the Mediterranean Sea. Imagine waking up to the sound of the ocean and enjoying leisurely strolls along the coastline right from your doorstep. Beyond the immediate beach access, the property boasts an enviable setting "Close To Port," "Close To Sea," "Close To Town," "Close To Schools," and "Close To Marina." This ensures that every convenience and leisure activity is within easy reach. Whether it's a short walk to Estepona's bustling port with its array of fine dining and entertainment options, a quick trip to the charming town centre for shopping and cultural experiences, or easy access to reputable schools, this home caters to all aspects of a fulfilling life. Being part of a "Front Line Beach Complex" within a well-established "Urbanisation" further enhances its appeal, guaranteeing a prestigious address and a community-oriented environment.

Spanning a comfortable 70 m² of meticulously designed interior space, this middle floor apartment offers an intelligent layout that maximises comfort and functionality. It features two generously sized bedrooms, providing ample private retreats, complemented by a well-appointed bathroom. The thoughtful "West" orientation ensures that the living areas and the private terrace are bathed in glorious afternoon sunlight, perfect for enjoying breathtaking sunsets over the Mediterranean or the lush communal gardens. The apartment is presented in "Good" condition, reflecting a high standard of maintenance and care, making it ready for immediate enjoyment without the need for extensive renovations.

One of the true highlights of this property is its delightful 6 m² private terrace. This inviting outdoor space, partially "Covered Terrace," offers an ideal setting for al fresco dining, morning coffee, or simply relaxing with a good book while soaking in the serene "Sea" and "Garden" views. The ability to gaze upon the sparkling sea on one side and the meticulously kept communal gardens on the other truly encapsulates the tranquil and luxurious lifestyle offered here. Inside, comfort is paramount with full "Climate Control," including both "Hot A/C" and "Cold A/C," ensuring a pleasant temperature year-round, regardless of the season. The apartment benefits from "Fitted Wardrobes" in the bedrooms, providing practical and elegant storage solutions, and a dedicated "Utility Room" for added convenience.

The kitchen, a focal point for any home, is "Fully Fitted" with modern appliances, offering a stylish and efficient space for culinary enthusiasts to create delightful meals. The property is offered "Part Furnished," allowing new owners the flexibility to infuse their personal style while benefiting from carefully selected pieces that complement the space. Residents of this exclusive complex also have access to an impressive array of communal facilities designed to enhance their lifestyle. A refreshing "Communal Pool" provides the perfect escape on warm days, while the beautifully landscaped "Communal Garden" offers a tranquil environment for relaxation and leisurely strolls. For the more active, a private "Tennis Court" within the complex provides an excellent opportunity for exercise and recreation.

Security and practicality are well addressed within this esteemed development. The complex is "Gated," ensuring peace of mind and an exclusive environment for its residents. A convenient "Lift" provides easy access to all floors, enhancing accessibility for everyone. "WiFi" connectivity is also available, keeping you connected to the world. For added convenience, the property includes both "Communal" and "Private" "Parking" options, a significant advantage in a sought-after coastal location. The thoughtful inclusion of a "Barbeque" area further encourages outdoor entertaining and social gatherings within the community. As a "Resale" property, this apartment offers the unique benefit of being well-established and ready for a new chapter.

Estepona itself, often referred to as "The Garden of the Costa del Sol," is a town that truly captivates. Its charming old town, with its flower-filled streets and picturesque squares, offers an authentic Andalusian experience. The town boasts a vibrant gastronomic scene, a bustling marina, and a wide array of activities including golf, water sports, and hiking in the nearby

mountains. The excellent infrastructure, international schools, and health facilities make it an ideal location for both holiday homeowners and permanent residents. This exquisite middle floor apartment offers not just a home, but a gateway to a sophisticated and relaxed lifestyle, perfectly positioned to enjoy all the beauty and amenities that Estepona and the Costa del Sol have to offer. It represents an exceptional opportunity for those seeking a luxurious coastal retreat or a smart investment in one of Spain's most desirable regions. Discover the enchantment of Estepona with this exclusive offering from Luxury Realty.

Details

Reference	R4116121	Property Type	Apartment
Status	Sale	Price	299,000 €
Bedrooms	2	Bathrooms	1
Build size	70 m²	Plot Size	–
Terrace	6 m²	Parking places	by request

Features

Beachfront, Pool, Air conditioning, Heating, Sea views, Private garden, Lift, Parking, Resale