

ESTEPONA

365,000 €

REFERENCE R5024242

Exclusive Investment & Lifestyle: Ground Floor Oasis with Tourist Licence in Estepona, Southern Spain

2	2	70 m²	27 m²	30 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

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Discover an unparalleled opportunity to own a piece of paradise on Spain's coveted Costa del Sol with this exquisite two-bedroom ground floor apartment. Boasting a highly sought-after tourist licence already in place, this property represents not only a delightful home but also a strategic, income-generating investment from day one. Situated in a prestigious, tranquil residential area on the sun-drenched outskirts of Estepona, this stylish residence offers the perfect fusion of contemporary luxury, effortless comfort, and the quintessential Mediterranean lifestyle. Its privileged south-west orientation ensures that the entire apartment is bathed in glorious natural light and sunshine throughout the day, creating an exceptionally warm and inviting atmosphere.

Step inside and be captivated by the thoughtfully designed open-plan layout, a hallmark of modern living. The spacious and elegantly appointed living area is the heart of the home, featuring refined finishes and an abundance of natural light that enhances the sense of space and serenity. This generous area flows seamlessly through expansive glass doors onto a magnificent, private outdoor haven. The transition from indoor comfort to outdoor bliss is truly effortless, inviting you to embrace alfresco living at its finest. This substantial private terrace offers ample space for sophisticated entertaining, intimate dining under the stars, or simply unwinding with a refreshing drink while soaking in the gentle Spanish breeze. Beyond the terrace lies your own private, meticulously maintained garden – a verdant oasis where you can cultivate your own slice of tranquility, ideal for sunbathing, relaxation, or offering a safe play area for children.

The apartment comfortably comprises two generously sized bedrooms, each designed as a peaceful sanctuary for rest and rejuvenation. The master suite is a true retreat, offering privacy and direct access to the outdoor spaces, while the second bedroom provides versatility for guests, family, or even a dedicated home office. Complementing the bedrooms are two modern, well-appointed bathrooms, featuring contemporary fittings and a sleek design that reflects the overall elegance of the property. Every detail within this apartment has been considered to deliver a premium living experience, from the high-quality flooring to the efficient climate control systems, ensuring year-round comfort regardless of the season.

This exceptional residence is nestled within a luxurious, exclusive gated community, designed with discerning residents in mind. The security and privacy afforded by the gated entrance provide invaluable peace of mind, allowing you to fully relax and enjoy your surroundings. The communal areas are nothing short of spectacular; beautifully maintained, landscaped gardens present a visual feast of vibrant flora, offering serene pathways for leisurely strolls. At the heart of the community lies a magnificent swimming pool, complete with ample sun-lounging areas, providing a perfect escape for a refreshing dip on a warm day or a tranquil spot to enjoy the sunshine and socialize with neighbours. These meticulously cared-for shared spaces elevate the living experience, providing a resort-like ambiance right on your doorstep.

The location of this apartment is a significant draw, blending peaceful suburban living with outstanding connectivity. Estepona, often referred to as 'The Garden of the Costa del Sol,' is a charming town renowned for its stunning floral displays, pristine Blue Flag beaches, and a vibrant cultural scene. From this property, you are just a short, pleasant stroll away from essential local amenities, including supermarkets, charming cafes, and traditional Spanish eateries, making daily life incredibly convenient. The sun-kissed beaches of Estepona, celebrated for their golden sands and crystal-clear waters, are also within easy walking distance, inviting you to indulge in endless days of sun, sea, and relaxation.

Beyond the immediate vicinity, a mere 10-minute drive transports you to the heart of Estepona. Here, you can explore the picturesque and historic old town, a labyrinth of whitewashed streets adorned with colourful flower pots, quaint squares, and traditional tapas bars. The bustling marina offers a vibrant hub of activity, with an array of exquisite restaurants, chic boutiques, and lively entertainment options. Estepona's strategic position in Southern Spain also provides effortless access to world-class golf courses, glamorous Puerto Banús, and the cosmopolitan city of Marbella, all within a short drive. Furthermore, both Malaga and Gibraltar international airports are easily reachable, simplifying international travel for residents and holidaymakers alike.

With its desirable features, including dedicated underground parking and a private storeroom adding to the convenience, this property caters to a variety of needs. Whether you envision it as a lucrative rental investment generating immediate income

thanks to its tourist licence, a blissful holiday escape for yourself and your loved ones, or a permanent residence for year-round enjoyment of the glorious Spanish climate and lifestyle, this apartment truly offers it all. It represents a unique opportunity to acquire a high-quality property in a prime location, promising comfort, luxury, and excellent returns in one of Southern Spain's most sought-after destinations.

Details

Reference	R5024242	Property Type	Apartment
Status	Sale	Price	365,000 €
Bedrooms	2	Bathrooms	2
Build size	70 m²	Plot Size	27 m²
Terrace	30 m²	Parking places	by request

Features

Pool, Air conditioning, Mountain views, Private garden, Parking, Resale