+34 604 489 646
info@luxury-realty.com
luxury-realty.com



ESTEPONA

490,000 €

REFERENCE R5049817

Discover Unrivalled Luxury and Investment Potential in the Heart of Estepona

3	3	110 m²	4 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Imagine waking up each morning to the gentle caress of the Mediterranean sun, the invigorating scent of the sea air, and the vibrant hum of one of Southern Spain's most enchanting coastal towns. Luxury Realty is proud to present an extraordinary opportunity: a brand-new, exquisitely refurbished residence nestled in the very epicentre of Estepona. This is not merely an apartment; it is an invitation to embrace an elevated lifestyle and secure a discerning investment in a coveted locale.

Estepona: The Jewel of the Costa del Sol

Estepona, often celebrated as the "Garden of the Costa del Sol," seamlessly blends traditional Andalusian charm with modern sophistication. This captivating town, ideally situated in Southern Spain, offers an authentic Spanish experience with its beautifully preserved Old Town, bursting with colourful flowerpots, quaint plazas, and an irresistible array of tapas bars and boutiques. Your new home is perfectly positioned on a tranquil pedestrian street, just a leisurely stroll – approximately 600 metres – from the pristine shores of the Paseo Marítimo. Here, golden sands meet the azure waters, inviting you for morning walks, refreshing swims, and breathtaking sunsets.

Beyond its immediate charm, Estepona boasts a strategic location. It's a gateway to world-class golf courses, prestigious marinas like Puerto Banús, and a vibrant cultural scene. Excellent connectivity places you within easy reach of Marbella, Gibraltar, and Malaga airport, ensuring convenience for both residents and discerning holidaymakers. The local amenities are truly unparalleled: from charming cafes and gourmet restaurants to artisanal shops, bustling markets, reliable pharmacies, and efficient public transport, everything you desire is quite literally on your doorstep. Plus, with a public car park offering exceptional value at just 1€ per day merely 50 metres away, convenience is a given, even in the heart of the pedestrian zone.

Exquisite Interiors & Uncompromising Quality

Step inside this meticulously renovated flat and be greeted by an atmosphere of refined elegance. Every detail has been thoughtfully considered to deliver a living experience of unparalleled comfort and style, perfectly aligned with the high standards expected by Luxury Realty clients. This sophisticated residence offers:

- **Three Serene Sanctuaries:** Three generously proportioned bedrooms, each bathed in natural light, providing private havens of rest and rejuvenation.
- **Three Luxurious En-Suites:** Three full bathrooms, featuring elegant walk-in showers and premium fixtures, designed for indulgent relaxation and convenience.
- **Seamless Open-Plan Living:** An intelligently designed open-plan space effortlessly integrates the living room with a state-of-the-art kitchen. This expansive area is ideal for intimate gatherings, grand entertaining, or simply unwinding in sophisticated comfort.
- **A Culinary Haven:** The designer kitchen is a masterpiece of form and function, fully equipped with a suite of brand-new, top-of-the-line appliances. It's ready to inspire culinary creativity from day one.
- **Al Fresco Delights:** Enjoy the quintessential Mediterranean lifestyle with a charming balcony terrace, perfect for your morning coffee or an evening aperitif, complemented by a serene interior patio offering a private escape.
- **Practical Elegance:** A dedicated storage room ensures your living spaces remain uncluttered and pristine.
- **Year-Round Comfort:** Individual air conditioning units (hot/cold) in all rooms guarantee perfect climate control, regardless of the season.

- **Superior Craftsmanship:** High-quality PVC windows with double glazing provide excellent insulation against sound and temperature, contributing to both tranquility and energy efficiency.

- **Ambient Illumination:** Recessed LED lighting throughout creates a warm, inviting, and energy-efficient ambiance.

This property is offered fully furnished, boasting a curated selection of stylish pieces that perfectly complement its modern aesthetic. It is genuinely a 'turnkey' offering, ready for immediate occupation or seamless integration into the high-end rental market.

An Unrivalled Investment Opportunity

For the astute investor, this property represents a compelling proposition. Beyond its inherent luxury and prime location, it comes with a highly sought-after and already active tourist license. This crucial advantage translates into immediate rental profitability, eliminating the usual waiting periods and administrative hurdles. Estepona's burgeoning popularity as a high-end tourist destination ensures consistent demand for premium accommodation, making this flat an exceptionally secure and lucrative asset within your portfolio. The blend of a brand-new renovation, a desirable address, and pre-approved tourist rental status positions this property as a standout choice for high returns.

Your New Beginning Awaits

Whether you envision this exquisite residence as your permanent sun-drenched sanctuary, a luxurious holiday escape, or a strategic addition to your investment portfolio, it truly offers the best of all worlds. This is an opportunity to acquire a slice of paradise in Southern Spain, where comfort meets convenience and luxury converges with lifestyle.

At Luxury Realty, we invite you to experience the allure of this magnificent Estepona property firsthand. Come and discover a place where every detail speaks of quality, where the vibrant pulse of the town meets the tranquility of a private haven. Step inside, breathe the air of possibility, imagine your future here... and feel the undeniable sensation that you have finally found what you've been searching for.

Details

Reference	R5049817	Property Type	Apartment
Status	Sale	Price	490,000 €
Bedrooms	3	Bathrooms	3
Build size	110 m²	Plot Size	–
Terrace	4 m²	Parking places	by request

Features

Air conditioning, Heating, Investment

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella