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ESTEPONA

250,000 €

REFERENCE R5151781

# Exclusive Beachfront Living: A Ground Floor Luxury Apartment in Estepona

| 1 | 1 | 96 m² | 15 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Welcome to a world where luxury meets the allure of the Mediterranean. Luxury Realty is proud to present an exquisite ground floor apartment, perfectly poised within a prestigious front-line beach complex in the charming town of Estepona, on Spain’s radiant Costa del Sol. This property offers a unique opportunity, combining sophisticated living with direct access to the sun-kissed shores.

Nestled in Estepona, the 'Garden of the Costa del Sol,' this property boasts an enviable, front-line beach location. Estepona perfectly blends traditional Andalusian charm with modern amenities, featuring a vibrant town centre, picturesque port, and rich cultural scene. Situated in the South of Spain, this sought-after destination offers over 320 days of sunshine a year, making it ideal for outdoor living and a year-round holiday destination. The apartment’s prime setting ensures immediate proximity to bustling commercial areas, schools, and transport links. Residents will relish the soothing sounds of the waves and direct access to the sand, immersing themselves in the quintessential Mediterranean lifestyle. Its desirable west orientation ensures spectacular sunsets from your private terrace, painting the sky with breathtaking hues each evening.

Spanning a generous 96 m², this meticulously maintained ground floor apartment is in 'Excellent' condition, ready for immediate occupancy. Designed for comfort and elegance, it features a thoughtfully laid-out living space with one spacious bedroom and a well-appointed bathroom. Luxurious marble flooring throughout adds grandeur, while double glazing ensures tranquility and energy efficiency. The apartment comes fully furnished – a turn-key solution for instant luxury – and boasts a fully fitted, modern kitchen with all necessary appliances. Practicality is key, with a dedicated utility room, ample fitted wardrobes, and a lift providing easy complex access, including for people with reduced mobility. Modern essentials like Satellite TV, WiFi, and Fiber Optic internet connectivity are seamlessly integrated for your convenience.

Beyond elegant interiors, this property shines with its outdoor offerings. A delightful 15 m² private terrace extends the living space, ideal for al-fresco dining, morning coffee, or simply unwinding with the gentle sea breeze. Residents benefit from access to beautifully landscaped communal gardens and a sparkling communal swimming pool. The complex goes above and beyond with exclusive amenities, including a tennis court for active enthusiasts and a convenient courtesy bus service. Enjoy serene views of the communal gardens, charming courtyards, and vibrant urban glimpses, contributing to a rich and varied living experience, truly embodying the resort-style living that Estepona is famous for.

Ensuring peace of mind, the property is within a secure, gated complex with 24-hour security surveillance, providing an exclusive and safe environment. Parking is effortless with underground parking and a private garage space, offering secure vehicle accommodation and additional storage. The apartment is fully equipped with essential utilities: reliable electricity, drinkable water, telephone, and gas, ensuring an uninterrupted lifestyle. All these features contribute to a comfortable and worry-free existence, whether as a permanent residence or a lock-up-and-leave holiday home.

Categorized as both 'Beachfront' and a premier 'Investment,' this apartment offers a luxurious home and a smart financial decision. Estepona's continuous growth as a desirable destination, coupled with the scarcity of prime beachfront properties, ensures strong rental potential and capital appreciation. Whether for permanent residence, a lavish holiday home, or a lucrative rental, this property embodies the pinnacle of Mediterranean living. Its exquisite features, unbeatable location in Estepona, Costa del Sol, and comprehensive amenities make it an exceptional offering for the discerning buyer looking to capture luxury on the South of Spain. An unparalleled lifestyle awaits.

# Details

| | | | |
|---|---|---|---|
| Reference | R5151781 | Property Type | Apartment |
| Status | Sale | Price | 250,000 € |

| | | | |
|---|---|---|---|
| Bedrooms | 1 | Bathrooms | 1 |
| Build size | 96 m² | Plot Size | – |
| Terrace | 15 m² | Parking places | by request |

## Features

Beachfront, Pool, Private garden, Lift, 24H Security, Parking, Investment

## Personal advice

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

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