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



ESTEPONA

375,000 €

REFERENCE R5156089

Experience Authentic Estepona Living: Exquisite Ground-Floor Apartment in Vibrant Calvario District

3	1	96 m²
BEDROOMS	BATHROOMS	BUILT













Description

Presented by Luxury Realty, this exquisite 96 m² ground-floor apartment is perfectly positioned in Estepona's vibrant Calvario district. It offers an unparalleled opportunity to embrace the coveted Mediterranean lifestyle, blending modern comfort, strategic accessibility, and authentic Spanish charm. Ideal for discerning individuals, families, or astute investors seeking prime real estate on Spain's illustrious Costa del Sol.

Estepona, nestled in the south of Spain and celebrated as the "Garden of the Costa del Sol," boasts pristine beaches, a vibrant cultural scene, and over 320 days of sunshine annually. This picturesque town blends traditional Andalusian character with contemporary amenities, offering an exceptional quality of life. From its charming old town to its modern marina and world-class golf courses, Estepona promises a lifestyle rich in relaxation and cultural immersion, placing this apartment at its very heart.

Its prime location in Zona Calvario offers an authentic Estepona experience. This vibrant district thrives with traditional Spanish life and modern amenities. Step outside to a lively atmosphere, with local shops, cafes, gourmet restaurants, supermarkets, pharmacies, and public transport all within easy reach, simplifying errands and enhancing urban living.

Appeal is further enhanced by exceptional proximity to Estepona's coastline. A leisurely 10-minute stroll leads to golden sands and crystal-clear Mediterranean waters, perfect for beach trips or morning walks. The extended Estepona promenade (Senda Litoral) offers picturesque paths connecting to chiringuitos and scenic spots. This seamless integration of city life and beachside relaxation epitomises the best of Estepona.

Upon entering, warmth and spaciousness greet you. The residence features three comfortable bedrooms and a modern bathroom, designed for comfort and functionality. The generous living room, the home's heart, is a cozy, luminous space perfect for relaxation or entertaining, with ample dimensions for flexible arrangements. The independent, fully equipped kitchen combines practicality and style, boasting modern appliances, ample storage, and efficient workspace for all culinary needs. Every window faces the lively street, flooding interiors with glorious Mediterranean sunshine and connecting to local life, ensuring a bright, airy atmosphere. For year-round comfort, air conditioning is installed, maintaining an optimal indoor climate year-round.

Residing in a modern building, this property excels in accessibility, featuring a state-of-the-art elevator. Crucially, as a ground-floor (bajo) apartment, it benefits from adapted exterior access for reduced mobility, making it an ideal choice for universal design and ease of movement, ensuring convenience and peace of mind for everyone.

This ‘turnkey’ gem is more than an apartment; it’s an invitation to a refined Estepona lifestyle. Ready for immediate occupancy, it eliminates renovation hassles, allowing you to instantly enjoy your new home. Whether envisioned as a permanent residence, a holiday retreat, or a strategic investment, this property ticks every box. Estepona’s real estate market thrives, driven by enduring popularity and consistent tourist appeal. A property in the central Calvario district, with strong rental potential, represents a smart investment in a high-demand area, offering promising capital appreciation and attractive rental yields – an astute choice for diversifying portfolios or securing a lucrative asset in a prime European location.

Seize this unparalleled opportunity to own a piece of Estepona's charm. Combining comfort, convenience, and an unbeatable location in the heart of the Costa del Sol, this ground-floor apartment truly stands out. Contact Luxury Realty today to schedule your private viewing and acquire this magnificent property – your new Estepona lifestyle awaits!

Details

Reference	R5156089	Property Type	Apartment
Status	Sale	Price	375,000 €
Bedrooms	3	Bathrooms	1
Build size	96 m²	Plot Size	–

Terrace	–	Parking places	by request

Features

Air conditioning, Lift, Parking

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