

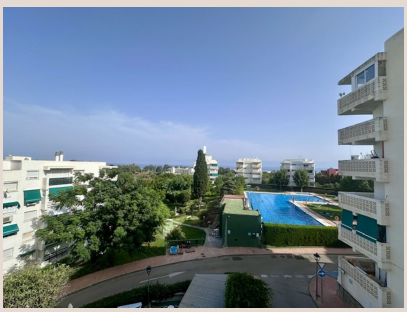
ESTEPONA

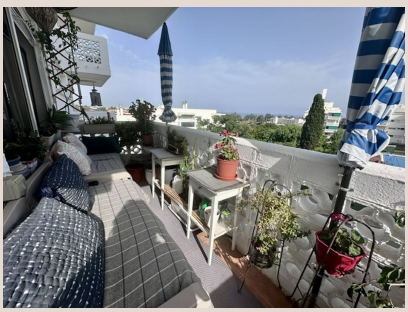
299,000 €

REFERENCE R5463076

# Experience Coastal Elegance: Your Ideal Investment & Primary Residence in Estepona, South of Spain

| 3 | 1 | 82 m² | 12 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |

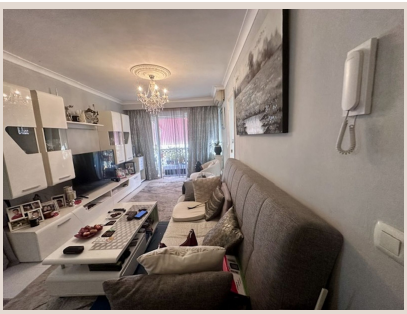












# Description

## Experience Coastal Elegance: Your Ideal Investment & Primary Residence in Estepona, South of Spain

Luxury Realty is proud to present an exceptional opportunity to acquire a captivating third-floor apartment that perfectly marries the dream of a sun-drenched primary residence with the lucrative potential of a high-yield rental investment. Nestled within a highly sought-after complex in Estepona, a gem on the glorious Costa del Sol in the South of Spain, this property offers an unparalleled lifestyle surrounded by natural beauty and world-class amenities. From the moment you step onto one of its two private terraces, the panoramic sea views will capture your imagination, inviting you to embrace the serene Mediterranean way of life.

This meticulously maintained apartment, thoughtfully designed for comfort and functionality, features three spacious bedrooms and one well-appointed bathroom. The layout ensures a bright and airy ambiance, maximizing natural light and creating an inviting atmosphere throughout. Each room is a canvas awaiting your personal touch, offering immense potential for bespoke interior design to truly make it your own. Whether you envision a contemporary haven or a more traditional retreat, the foundation is here for you to create your ideal living space.

The heart of this home is undoubtedly its modern and impeccably maintained kitchen. Fully equipped with contemporary appliances and ample storage, it's a delightful space for culinary exploration, whether you're preparing a quick breakfast or hosting a gourmet dinner. The seamless integration of the kitchen into the living area enhances the sense of open-plan living, making it perfect for social gatherings and family moments. Furthermore, the property boasts two private terraces, an enviable feature that truly sets it apart. These outdoor sanctuaries provide breathtaking vistas of the shimmering Mediterranean Sea on one side and the vibrant, lush communal swimming pool area on the other. Imagine savoring your morning coffee as the sun rises over the sea, or enjoying evening cocktails as the sun dips below the horizon, painting the sky with fiery hues – these terraces are destined to become your favorite spots for relaxation and entertainment.

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Beyond the confines of your private abode, the community complex itself is a testament to luxurious coastal living. It offers an impressive array of top-tier communal facilities designed to cater to every age and interest, ensuring a vibrant and active lifestyle. Sports enthusiasts will revel in access to well-maintained tennis courts and a full-sized football pitch, perfect for friendly matches or rigorous training. For those seeking relaxation, the expansive, glistening swimming pool serves as a refreshing oasis, surrounded by generous sunbathing areas where you can bask in the glorious Spanish sunshine. Families will particularly appreciate the spacious, beautifully landscaped garden areas, which include an outdoor park tailored for children's enjoyment, providing a safe and stimulating environment for younger residents to play and explore.

The strategic location of this property is, without doubt, one of its most compelling advantages. Situated in Estepona, often referred to as the 'Garden of the Costa del Sol' due to its charming flower-filled streets and beautifully preserved old town, you are perfectly positioned to enjoy the very best of Southern Spain. The convenience is unparalleled; within a mere 5-minute walk, you'll find an array of essential amenities including delightful restaurants offering both local and international cuisine, a fully stocked pharmacy, charming local shops, and other services that cater to daily needs. This ease of access means you can leave the car behind and embrace a more leisurely, pedestrian-friendly lifestyle.

Moreover, the apartment's proximity to larger, bustling hubs like Estepona town centre and the prestigious San Pedro de Alcántara further enhances its appeal. Estepona's vibrant marina, historical old town with its whitewashed houses, and stunning beaches are all just a short drive away. San Pedro de Alcántara, with its elegant boulevard, upscale boutiques, and fine dining establishments, offers another layer of sophisticated entertainment and convenience. The entire Costa del Sol is at your fingertips, renowned globally for its championship golf courses, exclusive yachting marinas, and a lively cultural scene, all underpinned by an enviable climate that boasts over 320 days of sunshine a year.

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For investors, this property represents an outstanding opportunity. The strong demand for high-quality rental properties in Estepona, particularly those with sea views and excellent communal facilities, ensures robust rental yields for both short-term holiday lets and long-term rentals. The region's consistent popularity among international tourists and expatriates guarantees a

steady stream of potential tenants. As a primary residence, it offers an exceptional quality of life in a secure and welcoming community, providing a perfect blend of tranquility and accessibility.

The ease of parking within the community complex adds another layer of convenience, a valuable asset in this sought-after area. This property, marketed exclusively by Luxury Realty, truly encapsulates the essence of refined coastal living combined with smart investment. It’s a rare find that promises a lifestyle of comfort, convenience, and considerable potential on the sun-kissed shores of the South of Spain.

With its excellent location, beautiful views, and significant potential, this apartment is ideal for anyone seeking a delightful home to enjoy year-round or an exciting investment opportunity in one of Europe's most desirable destinations. Do not miss the chance to experience this unique offering. Contact Luxury Realty today to schedule your private viewing and take the first step towards owning a piece of paradise on the Costa del Sol.

## Details

| | | | |
|---|---|---|---|
| Reference | R5463076 | Property Type | Apartment |
| Status | Sale | Price | 299,000 € |
| Bedrooms | 3 | Bathrooms | 1 |
| Build size | 82 m² | Plot Size | – |
| Terrace | 12 m² | Parking places | by request |

## Features

Pool, Sea views, Mountain views, Private garden, Lift, Parking, Holiday Home, Investment