

ESTEPONA

217,500 €

REFERENCE R5495644

Exclusive Ground Floor Oasis with Private Garden in Estepona's Coveted Residential Enclave

1	58 m²	16 m²
BEDROOMS	BUILT	TERRACE













Description

Welcome to an exceptional opportunity presented by Luxury Realty: a meticulously designed ground floor apartment that embodies comfort, elegance, and supreme connectivity in one of Estepona's most sought-after residential areas. This property is more than just a home; it's a lifestyle statement, offering a serene retreat perfectly integrated into the vibrant tapestry of the Costa del Sol.

Nestled in the heart of Southern Spain, Estepona has gracefully earned its reputation as the "Garden of the Costa del Sol." This charming coastal town expertly blends authentic Andalusian traditions with modern amenities, offering a quality of life that is truly unparalleled. From its picturesque old town adorned with colourful flower pots to its pristine blue-flag beaches and bustling marina, Estepona provides a sophisticated yet relaxed atmosphere. This property's location within Estepona places you at the epicentre of convenience and beauty, a stone's throw from everything you could desire.

A Sanctuary of Light and Modern Design

Step inside this charming and bright ground floor apartment, where every detail has been thoughtfully considered to maximize space, light, and comfort. The entrance immediately ushers you into a welcoming atmosphere, hinting at the quality that permeates throughout. The heart of the home is its generously proportioned living-dining room, which flows seamlessly into a contemporary open-plan kitchen. This integrated design is not merely aesthetic; it fosters a sense of togetherness and effortless entertaining, making it perfect for both quiet evenings and lively gatherings. Large windows ensure an abundance of natural light bathes the interior, creating an uplifting and airy ambiance from dawn till dusk.

The apartment currently boasts one large, well-appointed bedroom, designed as a tranquil haven for relaxation. However, a significant advantage of this property is its inherent flexibility: it presents a genuine and straightforward possibility to easily adapt the layout to create a second room. This adaptability makes it an ideal choice for growing families, those desiring a dedicated home office, or individuals seeking additional guest accommodation, thereby enhancing its appeal and long-term value.

Further enhancing its functionality, the apartment includes one full, elegantly finished bathroom, providing all the necessary conveniences, alongside an additional guest toilet. This thoughtful inclusion significantly adds to the comfort and practicality, especially when entertaining, ensuring privacy and ease for both residents and visitors alike.

Expansive Outdoor Living and Community Luxuries

One of the most captivating features of this ground floor apartment is its exceptional outdoor space. Residents will delight in two independent terraces, each offering a distinct setting for relaxation or entertainment. Beyond these terraces lies a lush, private garden – your very own slice of Mediterranean paradise. This verdant oasis is an idyllic extension of your living space, perfect for tranquil morning coffees amidst the fragrance of blooming flowers, sun-drenched afternoons enjoying the gentle sea breeze, or enchanting al fresco dining experiences under the stars. It offers privacy, serenity, and a direct connection to nature, a rare commodity in prime locations.

The residential complex itself is a testament to harmonious living. Surrounded by meticulously kept green areas, the community offers a tranquil and visually appealing environment. Residents have exclusive access to a sparkling community swimming pool, ideal for refreshing dips on warm summer days, and a professional-grade tennis court, perfect for those who enjoy an active lifestyle. This secure, quiet, and well-maintained environment ensures peace of mind and fosters a strong sense of community, making it an ideal setting for families, couples, or individuals seeking a peaceful retreat.

Unrivalled Location and Investment Potential

The strategic location of this apartment is truly one of its strongest assets. Situated in one of Estepona's quietest yet best-connected residential areas, you are mere minutes away from the pristine shores of El Padrón beach, offering endless opportunities for seaside strolls, sunbathing, and watersports. Connectivity is seamless, with quick and easy access to the A-7 coastal highway, linking you effortlessly to Marbella, Puerto Banús, Gibraltar, and Málaga International Airport. Daily

conveniences are also within easy reach, with major hypermarkets just a short drive away. Furthermore, the charming Estepona town centre, with its vibrant cultural scene, exquisite gastronomy, and picturesque marina, is only a few minutes' drive, allowing you to enjoy the best of both worlds – peaceful residential living with the pulse of town life close at hand.

This property represents an exceptional opportunity for a diverse range of buyers. It serves as an ideal first home for those looking to establish themselves in a quality environment on the Costa del Sol. For international buyers, it makes for a perfect second holiday home, offering a luxurious and convenient base from which to explore the region. Moreover, with Estepona's continuous growth and high demand for quality accommodation, this apartment promises to be a high-profit investment, whether through long-term rentals or as a valuable asset for future resale.

At Luxury Realty, we understand the discerning tastes of our clients. This ground floor apartment in Estepona truly encapsulates the essence of refined Mediterranean living. We invite you to discover the charm, comfort, and undeniable value this exceptional property offers. For more detailed information or to arrange a private viewing, please do not hesitate to contact Luxury Realty without obligation. Your dream home awaits.

Details

Reference	R5495644	Property Type	Apartment
Status	Sale	Price	217,500 €
Bedrooms	1	Bathrooms	by request
Build size	58 m²	Plot Size	–
Terrace	16 m²	Parking places	by request

Features

Pool, Lift, Private garden, Resale