

ESTEPONA

399,000 €

REFERENCE R5525185

Experience Elevated Living: A Premier Coastal Retreat in Estepona's Golf Hills

2	2	92 m²	32 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE











Description

Nestled within the highly coveted and securely gated community of Golf Hills, on the sun-drenched eastern side of Estepona, this meticulously presented two-bedroom apartment represents an extraordinary opportunity for discerning buyers. Perfectly positioned on the illustrious Costa del Sol in the south of Spain, it seamlessly blends sophisticated comfort, expansive outdoor living, and unparalleled convenience, offering an enviable lifestyle just a leisurely stroll from pristine beaches and a vibrant padel club. This exquisite residence is more than just an apartment; it is an invitation to embrace the idyllic Mediterranean way of life, surrounded by natural beauty and world-class amenities.

From the moment you step into this charming property, you are greeted by an atmosphere of calm and refined elegance. Boasting a generous 92 m² of thoughtfully designed built space, the apartment feels both spacious and intimately welcoming. Its true crown jewel, however, is the expansive 32 m² private terrace, a true outdoor sanctuary. This magnificent terrace offers enchanting, uninterrupted views over the sparkling communal swimming pool and the meticulously manicured gardens, creating a serene backdrop of lush greenery that promises tranquility and privacy.

Interior Sophistication and Seamless Design

The interior of the apartment exudes a bright and inviting ambiance, meticulously crafted to maximize both comfort and functionality. The open-plan living and dining area serves as the heart of the home, a wonderfully spacious environment perfect for both intimate family gatherings and entertaining guests. Large sliding glass doors bathe the space in natural light and provide direct, effortless access to the private terrace, beautifully blurring the lines between indoor luxury and outdoor relaxation. This seamless connection ensures that the gentle Mediterranean breeze and scenic views are always an integral part of your living experience.

Culinary enthusiasts will appreciate the modern, fully equipped kitchen, which is designed with both aesthetics and practicality in mind. It provides all the necessary appliances and ample counter space, making everyday meal preparation a delight and offering everything needed for gourmet cooking or simple, convenient dining. The thoughtful layout and quality finishes underscore the apartment's commitment to a superior living experience, catering to all your domestic needs with effortless grace.

The apartment features two generously proportioned and extremely comfortable bedrooms, each designed as a peaceful retreat. The master suite, in particular, offers an oasis of calm, complete with its own private en-suite bathroom, providing an added layer of luxury and convenience. A second well-appointed bathroom serves the additional bedroom and guests. The intelligent configuration of these spaces makes the property perfectly suited for a wide array of uses, whether as a permanent residence for those seeking year-round sunshine, a luxurious holiday home for memorable getaways, or a lucrative rental investment.

An Outdoor Paradise: Your Private East-Facing Terrace

Undoubtedly, one of the most compelling features of this exceptional property is its vast, east-facing private terrace. Spanning a remarkable 32 m², this outdoor haven provides an abundance of space, inviting you to embrace the quintessential Costa del Sol lifestyle. Imagine starting your day with a sun-drenched breakfast, enjoying leisurely alfresco lunches, or unwinding with evening drinks under the stars. There is ample room for sophisticated outdoor dining arrangements, comfortable lounging furniture, and even a dedicated relaxation zone, allowing you to fully immerse yourself in the glorious Mediterranean climate.

The terrace's privileged position offers captivating views that truly enhance its appeal. Overlooking the refreshing communal swimming pool, where residents can cool off on warm days, and the immaculately landscaped communal gardens, the vista is a vibrant tapestry of blue and green. The pleasant outlook onto the surrounding natural greenery ensures a sense of calm and privacy, creating an idyllic setting for contemplation, entertaining, or simply soaking up the serene atmosphere.

Exclusive Community and Unrivalled Location

Golf Hills is more than just a residential complex; it is a secure and meticulously managed community designed for sophisticated living. The development is renowned for its beautifully maintained communal gardens, offering lush, verdant spaces that provide a picturesque environment for residents to enjoy. At the heart of the community lies an inviting swimming pool, a perfect spot for relaxation and recreation, surrounded by sun loungers and shaded areas.

The apartment's strategic location is a significant advantage. Its inherent convenience allows residents to enjoy effortless access to a wealth of local amenities. Within comfortable walking distance, you'll find not only the shimmering Mediterranean beach but also a popular padel club, offering excellent opportunities for sports and leisure. Everyday essentials and local conveniences are also just a stone's throw away, ensuring a lifestyle of ease and accessibility.

Beyond the immediate vicinity, the dynamic and charming town of Estepona, often referred to as the 'Garden of the Costa del Sol,' is just a short drive away. Estepona enchants with its vibrant old town, picturesque plazas, bustling marina, and an array of gourmet restaurants and chic boutiques. Furthermore, the property benefits from its proximity to several world-class golf courses, exquisite dining establishments, extensive shopping facilities, and the glamorous allure of Marbella, placing the very best of the Costa del Sol's offerings within easy reach. This prime location in the south of Spain truly offers the best of both worlds: a tranquil home base with endless opportunities for adventure and luxury.

Exceptional Features and Investment Potential

This remarkable apartment is offered for sale fully furnished, meticulously styled, and presented in excellent, move-in ready condition, allowing you to immediately begin enjoying your new home without any additional effort or expense. Modern comforts are assured with efficient air conditioning installed throughout. Furthermore, the property includes the invaluable additions of a private underground parking space, providing security and convenience, and a separate storage room, offering practical solutions for keeping your living space uncluttered and organized. These features collectively enhance the comfort, practicality, and desirability of this exceptional residence.

A particularly compelling and highly attractive feature of this property, setting it apart in the market, is its valid tourist rental license. This invaluable asset offers tremendous flexibility and a significant advantage for prospective buyers. It provides the option to combine personal enjoyment and use of the apartment with the potential for substantial holiday rental income, subject to applicable local regulations. This licence unlocks a robust revenue stream, making it an ideal choice for those looking for an intelligent investment opportunity with strong return on investment potential in one of Spain's most popular tourist destinations.

In summary, with its extraordinarily spacious, pool-facing private terrace, its truly excellent and highly sought-after location within a secure gated community, the practical benefits of underground parking and additional storage, and the significant financial advantage of a valid tourist rental license, this apartment represents an unparalleled opportunity. It is perfectly positioned as a magnificent permanent residence for those dreaming of year-round sunshine, an idyllic holiday home for unforgettable escapes, or a shrewd investment on the vibrant and ever-popular Costa del Sol. This is a chance to secure a piece of paradise, offering luxury, comfort, and undeniable investment appeal.

Details

Reference	R5525185	Property Type	Apartment
Status	Sale	Price	399,000 €
Bedrooms	2	Bathrooms	2
Build size	92 m²	Plot Size	–
Terrace	32 m²	Parking places	by request

Features

Pool, Air conditioning, Mountain views, Lift, Private garden, Parking