

ESTEPONA

779,000 €

REFERENCE R5534167

Experience Unrivalled Luxury: A Pristine Seafront Gem on Estepona's New Boulevard

4	2	139 m²	10 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

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Poised majestically on Estepona’s celebrated New Boulevard, along the coveted Avenida Juan Carlos I, awaits an extraordinary opportunity. This stunning 132 m² property, meticulously transformed, represents the pinnacle of modern design and unparalleled potential. Having undergone a comprehensive, no-expense-spared renovation, it stands in pristine, untouched condition. From its prime, frontline location in the south of Spain, this exquisite property offers immediate access to Estepona's sun-kissed sandy beaches, presenting a lifestyle defined by Mediterranean splendor and urban sophistication. More than an address, it’s a gateway to the quintessential Andalusian dream, offering both a luxurious residential haven and a strategic commercial venture.

## A Masterpiece of Modern Renovation and Versatility

Originally outfitted as a state-of-the-art medical clinic, this expansive 132 m² property showcases meticulous attention to detail and the highest contemporary standards. The refurbishment revitalized the interior, presenting a sleek, modern aesthetic with clean lines, premium finishes, and abundant natural light. From gleaming porcelain tiles to bespoke carpentry, every aspect ensures a visually stunning and functionally superior space. Advanced climate control and smart home pre-wiring are integrated. Crucially, its inherent flexibility is a remarkable advantage: perfectly equipped for a high-end professional practice, its sophisticated layout and generous proportions lend themselves effortlessly to conversion into a magnificent, sprawling luxury apartment. Unused since its transformation, it offers a pristine blank canvas for the discerning buyer.

## Estepona: Jewel of the Costa del Sol

Estepona, in the south of Spain, has emerged as a premier destination on the Costa del Sol, blending traditional charm with modern sophistication. Known as the 'Garden of the Costa del Sol,' its beautifully preserved old town, with cobbled streets and vibrant flower pots, offers an authentic Spanish experience. Its contemporary marina and upscale amenities cater to a cosmopolitan clientele. Boasting over 325 days of sunshine annually, Estepona provides an exceptional microclimate ideal for year-round enjoyment, from world-class golf courses to exquisite dining. Its strategic location ensures easy access to Marbella, Puerto Banús, and Malaga International Airport, cementing its status as a desirable global hub.

### Prime Seafront Living on Avenida Juan Carlos I

This property’s address on Avenida Juan Carlos I places it at the very heart of Estepona’s dynamic evolution. The 'New Boulevard' project has revitalized the seafront, seamlessly connecting the charming old town with the sparkling Mediterranean Sea. Flanked by palm trees, pedestrian pathways, and stylish establishments, this vibrant artery offers every convenience: gourmet supermarkets, high-end boutiques, and renowned restaurants. Its prime positioning means you are mere steps from the bustling beachfront promenade, perfect for leisurely strolls or coffee with panoramic sea views. The immediate proximity to Estepona’s celebrated sandy beaches is compelling, offering morning swims and breathtaking sunsets moments from your front door.

## Panoramic Vistas from Two Exquisite Terraces

Complementing the sophisticated interiors are two magnificent terraces, thoughtfully designed to maximize Estepona's enviable climate and captivating surroundings. These outdoor sanctuaries offer breathtaking, unobstructed views of the Mediterranean Sea, transforming every moment into a picturesque experience. Ideal for al fresco dining, sunbathing in privacy, or hosting elegant gatherings against azure waters, these terraces provide the perfect setting. Expansive enough for lounge furniture, dining sets, and lush planters, they create a verdant oasis suspended above the vibrant boulevard. This dual aspect ensures you can chase the sun or seek shade throughout the day, truly encapsulating the essence of luxurious Spanish coastal living.

## An Unrivalled Investment in Southern Spain
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Acquiring this meticulously renovated property on Estepona’s New Boulevard represents a shrewd investment in a burgeoning, highly sought-after location in the south of Spain. Its 'never used' status, coupled with prime seafront position and Estepona's ongoing revitalization, guarantees strong appeal and potential for capital appreciation. For a luxury residence, the exceptional quality and location promise an elevated lifestyle and significant rental yield potential. If envisioned as a professional space, its high visibility, modern infrastructure, and proximity to affluent clientele make it an unparalleled choice for a premium medical practice, law firm, high-end showroom, or boutique office. This property offers a rare combination of immediate luxury, strategic versatility, and enduring value within the exclusive portfolio of Luxury Realty.

Luxury Realty is proud to present this exceptional property. We invite you to discover the unparalleled potential and exquisite charm of this Estepona gem. Contact us today to arrange a private viewing and take the first step towards owning a piece of the Costa del Sol's finest.

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## Details

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| Reference | R5534167 | Property Type | Apartment |
| Status | Sale | Price | 779,000 € |
| Bedrooms | 4 | Bathrooms | 2 |
| Build size | 139 m² | Plot Size | – |
| Terrace | 10 m² | Parking places | by request |

## Features

Air conditioning, Sea views, Lift, Alarm system, Beachfront, Holiday Home, Investment, Resale
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