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



ESTEPONA

420,000 €

REFERENCE R5538193

Luxury Beachfront Living in Estepona: Your Exclusive Coastal Retreat

2	2	90 m²	10 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE











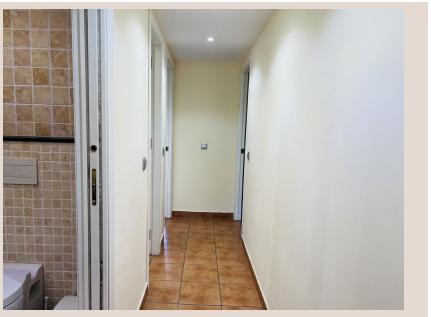

Description

Discover an unparalleled lifestyle opportunity with this exquisite flat, perfectly situated in a prestigious beachfront residential complex just 5 kilometres from the vibrant heart of Estepona. Located on Spain's sun-drenched Costa del Sol, Estepona is renowned as the "Garden of Andalusia," a charming town that beautifully blends traditional Spanish character with modern amenities and a sophisticated atmosphere. This property offers a unique blend of convenience, luxury, and breathtaking natural beauty, making it an ideal choice for discerning buyers seeking either a permanent residence, a luxurious holiday home, or a high-yield investment.

The residential complex itself is a testament to meticulous care and thoughtful design, ensuring a premium living experience. Residents are welcomed by lush, mature tropical gardens that create an oasis of tranquility and beauty, providing a serene backdrop for daily life. At the heart of the community are two sparkling communal swimming pools, offering refreshing escapes from the Mediterranean sun – perfect for leisurely swims or enjoying quality time with family and friends. Adding to the complex's exclusive appeal is an on-site beach bar, a truly unique amenity where residents can savour delicious food, refreshing drinks, and expertly crafted cocktails without ever leaving the comfort of their private paradise. This vibrant social hub enhances the resort-like atmosphere, creating unforgettable moments just steps from your door.

Beyond relaxation, the complex caters to an active lifestyle with a dedicated Padel court, providing opportunities for sport and recreation. Practical needs are also effortlessly met with communal garages offering secure parking for residents, while comprehensive security services ensure peace of mind. One of the most coveted features is the direct, private access to the pristine sandy beach, allowing you to step from your home directly onto the Mediterranean shore, ready for a morning stroll, a sunset swim, or simply unwinding by the sea. This seamless connection to the beach embodies the ultimate coastal living dream.

The apartment itself is a testament to contemporary comfort and style, having undergone a meticulous refurbishment. Every detail has been carefully considered, from the new, elegant flooring that flows throughout the property to the completely modernised bathrooms and a state-of-the-art kitchen. These upgrades ensure a fresh, sophisticated aesthetic and unparalleled functionality, ready for immediate enjoyment. The layout encompasses two well-proportioned bedrooms, each featuring built-in wardrobes that offer ample storage space, maintaining a clutter-free environment. There is one beautifully appointed full bathroom and an additional, convenient guest toilet, providing comfort and privacy for residents and visitors alike. The spacious living room serves as the heart of the home, offering a comfortable area for relaxation and entertaining, seamlessly connected to the kitchen which boasts modern appliances and finishes.

A true highlight of this stunning flat is its expansive terrace, which offers direct access to the communal gardens and swimming pools. This outdoor haven is perfect for al fresco dining, enjoying your morning coffee in the warm east-facing sun, or simply basking in the tranquil ambiance of the tropical surroundings. The seamless indoor-outdoor flow extends your living space and invites a constant connection with the lush exterior. With a total area of 110 m² and a generous usable floor area of 90 m², the apartment provides ample space, thoughtfully designed for comfort and ease of living. The property is offered fully furnished, allowing for an effortless move-in experience, and includes a reinforced door for added security, contributing to your peace of mind.

The strategic location of this residential complex offers more than just beach access. It boasts direct entry to the renowned coastal path, the "Senda Litoral," which gracefully links Estepona to San Pedro. This scenic pathway offers endless opportunities for leisurely walks, invigorating bike rides, or charming scooter adventures along the coastline, presenting magnificent views of the Mediterranean Sea. Reaching Estepona town centre, a mere 5 km away, is a pleasant journey whether on foot, by bike, or via a short drive, allowing you to immerse yourself in the town's vibrant atmosphere, exquisite dining, and cultural offerings. This unparalleled connectivity truly enhances the lifestyle offered by this prime location.

Beyond its immediate charms, this property represents an outstanding investment opportunity. Its prime beachfront location, coupled with the comprehensive amenities of the complex and the consistent appeal of Estepona, makes it exceptionally suitable for holiday lets, promising excellent returns on investment. The Costa del Sol experiences high demand for short-term rentals throughout the year, driven by its superb climate and myriad attractions. Furthermore, there is also high demand for long-term rentals in this desirable area, offering potential for stable and consistent income. With service charges ranging between

€100-€145, the property offers a balanced combination of luxury living and sensible financial management. While the property has an age of between 30 and 50 years, the recent refurbishment ensures a modern, refreshed interior, blending established community charm with contemporary living standards. This apartment is also thoughtfully adapted for people with disabilities, ensuring accessibility and comfort for a wider range of residents.

Embrace the pinnacle of luxury coastal living in Estepona, Southern Spain. This flat offers not just a home, but a complete lifestyle package, combining comfort, convenience, and compelling investment potential in one of the most sought-after locations on the Costa del Sol. Its good condition, sunny aspect, and exterior position further enhance its appeal, making it a truly exceptional find. Do not miss the opportunity to own a piece of this Mediterranean dream.

Details

Reference	R5538193	Property Type	Apartment
Status	Sale	Price	420,000 €
Bedrooms	2	Bathrooms	2
Build size	90 m²	Plot Size	–
Terrace	10 m²	Parking places	by request

Features

Beachfront, Pool

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