



## Ground Floor Apartment for sale in Estepona, Estepona

**575,000 €**Reference: R5152720   Bedrooms: 2   Bathrooms: 2   Build Size: 77m<sup>2</sup>   Terrace: 10m<sup>2</sup>



## Costa del Sol, Estepona

Brand New Fully Furnished 2-Bedroom Apartment in Puerto de Estepona – Just One Minute from the Beach!

Step into modern coastal luxury with this stunning, brand-new apartment in a 2025-designed building at Calle Melilla, 55, Puerto de Estepona. Boasting 87 m<sup>2</sup> of useful space, this 2-bedroom, 2-bathroom gem is fully furnished and ready to move in ("estrenar"), offering a seamless blend of contemporary design and unbeatable location. The open-plan layout features a spacious living-dining-kitchen area (28.15 m<sup>2</sup>), two comfortable bedrooms (12.54 m<sup>2</sup> and 10.59 m<sup>2</sup>), two modern bathrooms, a hall (3.53 m<sup>2</sup>), and patios for outdoor enjoyment – all with elevator access for ultimate convenience.

### Key Features:

**Prime Beachfront Location:** Only a one-minute walk to the sandy shores, with a tennis/padel center right around the corner for active lifestyles.

**Modern and Efficient Design:** Completed in 2025, with underground parking, full furnishings, and thoughtful spaces like a paso (1.70 m<sup>2</sup>) and patios (including Patio 2 at 9.53 m<sup>2</sup>) for relaxation.

**Communal Amenities:** Enjoy relaxing rooftop areas with BBQ zones and a swimming pool – perfect for unwinding in the sun.

**Comfort and Convenience:** Elevator directly to your floor, bright open-plan living, and proximity to Estepona's vibrant port area.

This pristine property is an ideal retreat for those seeking effortless beachside living in a brand-new setting. Contact us today to secure your slice of paradise!



## Features:

|   |                    |                        |
|---|--------------------|------------------------|
| <b>Features</b>                         | <b>Orientation</b> | <b>Climate Control</b> |
| Covered Terrace                         | North East         | Air Conditioning       |
| Lift                                    |                    | Pre Installed A/C      |
| Near Transport                          |                    | Cold A/C               |
| Private Terrace                         |                    | Hot A/C                |
| Ensuite Bathroom                        |                    |                        |
| Marble Flooring                         |                    |                        |
| Double Glazing                          |                    |                        |
| Fitted Wardrobes                        |                    |                        |
| Utility Room                            |                    |                        |
| WiFi                                    |                    |                        |
| Fiber Optic                             |                    |                        |
| Near Church                             |                    |                        |
| Tennis Court                            |                    |                        |
| Access for people with reduced mobility |                    |                        |
| <b>Views</b>                            | <b>Setting</b>     | <b>Condition</b>       |
| Urban                                   | Commercial Area    | Excellent              |
| Street                                  | Beachside          | New Construction       |
|   | Close To Port      |                        |
|   | Close To Sea       |                        |
|   | Close To Shops     |                        |
|   | Close To Schools   |                        |
|   | Town               |                        |
|   | Close To Marina    |                        |
|   | Beachfront         |                        |
|   | Port               |                        |
| <b>Pool</b>                             | <b>Furniture</b>   | <b>Kitchen</b>         |
| Communal                                | Fully Furnished    | Fully Fitted           |
| <b>Security</b>                         | <b>Parking</b>     |                        |
| Gated Complex                           | Underground        |                        |
| Alarm System                            | Private            |                        |
| Entry Phone                             |                    |                        |