



## Ground Floor Apartment for sale in Estepona, Estepona

**795,000 €**Reference: R5231041   Bedrooms: 2   Bathrooms: 2   Build Size: 136m<sup>2</sup>   Terrace: 34m<sup>2</sup>



## Costa del Sol, Estepona

This bright and spacious property offers an elegant layout designed for comfort and outdoor living. The large living and dining area opens directly onto a beautiful 35 m<sup>2</sup> terrace with sea views and an expansive garden, creating a seamless connection between the interior and exterior spaces. The kitchen is fully equipped with high-end Gaggenau appliances, combining style and functionality. The master bedroom features its own bathroom, built-in wardrobe, and direct access to a private outdoor garden. The second bedroom also includes a built-in wardrobe and opens onto a private garden area, making both rooms feel airy and connected to nature. All the furniture throughout the apartment is of premium quality, enhancing the refined and modern atmosphere. The complex offers exceptional amenities, including 24-hour security, a fully equipped gym, a complete spa with dry and wet sauna, a heated indoor pool, and two stunning outdoor infinity pools with sea views. Additional facilities such as a padel court and a coworking area make this community ideal for both relaxation and productivity. Located in Costa Natura, Guadalobón, the property is just minutes from Estepona's town centre and close to supermarkets, restaurants, golf courses, the hospital, and other essential services. It also holds a tourist license, offering the opportunity to generate high rental income. The home has a usable interior surface of 103.58 m<sup>2</sup>, a main terrace of 35 m<sup>2</sup>, and a private garden of 32.2 m<sup>2</sup>. It includes two bedrooms and two bathrooms, one of them en-suite, as well as a 7 m<sup>2</sup> storage room and a private parking space. The property is equipped with aerothermal heating, underfloor heating, air conditioning, and domotic automated blinds, ensuring both comfort and modern convenience.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Private Terrace	West	
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Close To Port	Excellent
Panoramic	Urbanisation	
Garden	Close To Town	
	Close To Marina	
	Beachfront	
	Front Line Beach Complex	
	Port	
	Marina	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
Private	24 Hour Security	
<b>Utilities</b>	<b>Category</b>	
Electricity	Bargain	