



## Ground Floor Apartment for sale in Estepona, Estepona

**445,000 €**

Reference: R5226025   Bedrooms: 3   Bathrooms: 2   Plot Size: 27m<sup>2</sup>   Build Size: 109m<sup>2</sup>





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## Costa del Sol, Estepona

EXCLUSIVE OPPORTUNITY IN ESTEPONA – GROUND FLOOR APARTMENT WITH PRIVATE GARDEN, GARAGE AND STORAGE ROOM LIVE IN STYLE ON THE COSTA DEL SOL Available for sale: a GROUND FLOOR APARTMENT WITH PRIVATE GARDEN, located in a quiet and gated residential complex in Estepona. An ideal property both as a permanent residence and a high-return investment, thanks to its modern design, excellent layout, and prime location. **PROPERTY LAYOUT** – Built area: 96.99 m<sup>2</sup> – Private terrace: 11.37 m<sup>2</sup> – Exclusive-use garden: 26.97 m<sup>2</sup> – 3 spacious bedrooms – 2 full bathrooms – Bright living-dining room with direct outdoor access – Fully equipped kitchen – Walk-in wardrobe in the master bedroom **INCLUDED IN THE PRICE** – Underground parking space (12.21 m<sup>2</sup>) – Independent storage room (5.23 m<sup>2</sup>) – Step-free access (adapted) – Elevator in the building – Gated community with security – Communal pool and landscaped gardens **QUALITY & COMFORT** – Individual air conditioning and heating – Reversible climate control system – Large windows and excellent south-west orientation – Modern construction from 2005 – Excellent condition throughout – Digital code entry system for added security **IDEAL LOCATION IN ESTEPONA** – Just minutes from the beach – Quick access to the A7 motorway and Estepona town center – Close to schools, medical centers, supermarkets, and shopping areas – Peaceful and residential environment, perfect for year-round living – Well-maintained community, ideal for families or as a rental investment **EXPERIENCE A HOME WHERE LIGHT, TRANQUILITY AND QUALITY OF LIFE COME TOGETHER IN PERFECT HARMONY.** This apartment is more than just a property – it's a haven where every day becomes an opportunity to enjoy the true Mediterranean lifestyle. For more information or to schedule a visit, contact me via WhatsApp.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
Barbeque  
WiFi  
Staff Accommodation  
Sauna

### Views

Garden

### Pool

Communal

### Garden

Communal

Private

### Utilities

Electricity

### Energy Rating

B

### Orientation

South West

### Setting

Urbanisation  
Close To Sea  
Close To Forest

### Furniture

Part Furnished

### Security

Gated Complex  
Entry Phone

### Category

Holiday Homes  
Investment  
Golf  
Luxury

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage

### CO2 Emission Rating

B