



## Ground Floor Apartment for sale in Estepona, Estepona

**325,000 €**

Reference: R5297425 Bedrooms: 2 Bathrooms: 2 Build Size: 160m<sup>2</sup>







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## Costa del Sol, Estepona

Property with Terrace, Versatile Semi-Basement and Communal Swimming Pool. The property is distributed over two floors. The ground floor, with an approximate surface area of 100 m<sup>2</sup>, features an entrance hallway with a row of built-in wardrobes, a fully equipped kitchen, and a laundry area that is accessed exclusively from the bedroom. It also offers a living-dining room with direct access to the terrace. This floor includes one bedroom and a full bathroom. The semi-basement level, with an approximate surface area of 60 m<sup>2</sup>, provides a versatile space suitable for creating a large second bedroom or even an independent studio by installing a kitchen. This level also comprises a second full bathroom and a small patio. It is connected to the ground floor via an exterior staircase through an English patio and has direct access to the communal gardens. The property is located within a gated residential complex with communal gardens and a swimming pool. It includes a private parking space, with the option to purchase an additional parking space for €15,000. Situated just 10 minutes from San Pedro de Alcántara and 20 minutes from Marbella, the property is set in a quiet area surrounded by other residential developments and villas. The terrace offers views over the urbanization and its gardens.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Satellite TV  
Marble Flooring  
Fitted Wardrobes  
Utility Room  
Basement

### Views

Garden  
Urban  
Street

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone  
Energy Rating

B

### Orientation

South East

### Setting

Commercial Area  
Urbanisation  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
Entry Phone

### Category

Investment

### Climate Control

Central Heating

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private

### CO2 Emission Rating

C