



Ground Floor Apartment for sale in El Presidente,  
Estepona

495,000 €

Reference: R5318917 Bedrooms: 2 Bathrooms: 2 Build Size: 154m<sup>2</sup>





## Costa del Sol, El Presidente

This 2 bed corner apartment, with private garden, is set within a high quality beachside urbanisation of El Presidente, just minutes walking to the beach.

A private gated entry leads from the front door, into a square hallway. A spacious separate kitchen with an open serving hatch, over looks the large living room.

This impressive room with dining area has a triple aspect windows offering natural light into the property. The attractive fireplace is a focal point.

Large folding doors lead out to the covered terrace, perfect for 'al fresco' dining.

Master bedroom has an ensuite bathroom, with doors leading to the west facing terrace. The second bedroom is also is a spacious double room.

Both bedrooms both have built in wardrobes.

Central :A/C and heating throughout.

The private fenced garden which surrounds the west and north borders of the property is an attractive feature, with it's tropical flora and fauna making it a very private property.,

To one end of the terrace, there are fitted cupboards offering plenty of storage.

Heating and air conditioning. Ample communal parking.

The garden has its own private gate to the well kept community gardens with easy access to one of the smaller and attractive swimming pools.

There is also a large pool and a heated pool for the all year round swimmers.

Walking distance to: BEACH, excellent restaurants, and supermarket.

Only a few minutes drive to the famous Puerto Banus. Easy access to both directions of the A7.

**BIG PLUS:** Tourist licences are allowed within this community, therefore as this location is much sought after, it is a worthy investment It may also be possible to create a 3rd bedroom..

**Features:****Features**

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
WiFi  
Access for people with reduced mobility

**Views**

Garden

**Pool**

Communal  
Heated

**Garden**

Communal  
Private  
Easy Maintenance

**Category**

Holiday Homes  
Resale  
Golf

**Orientation**

West  
South West

**Setting**

Beachside  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools

**Furniture**

Optional

**Parking**

Communal  
Open

**Climate Control**

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

**Condition**

Good

**Kitchen**

Fully Fitted

**Utilities**

Electricity  
Drinkable Water  
Telephone