



## Ground Floor Apartment for sale in Estepona (Town), Estepona

530,000 €

Reference: HQ5192068   Bedrooms: 2   Bathrooms: 2   Build Size: 86m<sup>2</sup>   Terrace: 57m<sup>2</sup>





## Costa del Sol, Estepona (Town)

GROUND-FLOOR APARTMENT WITH LARGE TERRACE AND TOURIST LICENSE NEAR THE SEA. Privileged location in a charming Mediterranean-style complex, just 200 m from the beach and only a 5-minute drive from Estepona and the vibrant Duquesa Marina, where you'll find all kinds of services, restaurants, and leisure options. This beautiful ground-floor apartment stands out for its brightness, thanks to its southeast orientation, and for its magnificent newly renovated terrace, featuring glass curtains, an outdoor kitchen area, and elegant parquet flooring that adds warmth and style. The property, built with high-quality materials, offers two spacious bedrooms, carefully redesigned lighting that enhances every corner, and a practical anti-limescale system for greater comfort. From the terrace, you can enjoy pleasant views of the lush gardens, the communal pool, and a partial sea view. Located in a quiet and well-maintained community with a swimming pool and large green areas, this apartment also includes a parking space and a storage room. With a \*\*tourist license obtained this year\*\*, it represents an excellent opportunity both as an investment with high rental potential and as a cozy home by the sea. **\*\*A must-see – you'll love it!\*\***



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Lift	South East	Cold A/C
Near Transport		Hot A/C
Private Terrace		
Satellite TV		
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
Wood Flooring		
Near Church		
Fiber Optic		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Close To Port	Excellent
Garden	Urbanisation	
Pool	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
	Close To Forest	
	Close To Marina	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Optional	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
	Alarm System	Garage
		Private
		Communal
<b>Utilities</b>	<b>Category</b>	<b>Energy Rating</b>
Electricity	Holiday Homes	D
Drinkable Water	Investment	
Telephone	Distressed	
	Resale	
<b>CO2 Emission Rating</b>		
D		