



Ground Floor Apartment for sale in Costalita, Estepona

1,100,000 €

Reference: R5218531 Bedrooms: 3 Bathrooms: 2 Plot Size: 20m² Build Size: 200m² Terrace: 46m²





Costa del Sol, Costalita

Menara Beach: Frontline Luxury Ground Floor with Garden, Sea Views and Great Potential

Description:

Exclusivity and opportunity in Menara Beach, one of the most prestigious and sought-after developments on Estepona's New Golden Mile. This spectacular ground floor apartment offers the perfect combination of the privacy of your own garden and the luxury of beachfront resort living.

What makes this property unique:

- **Unique Location:** Direct exit from the complex to the Coastal Path and the beach. Enjoy seaside walks and the close walk to exclusive restaurants such as Tikitano.
- **Garden with Sea Horizon:** Your private garden is an oasis of peace from which you can contemplate the sea. In addition, it has direct access to the tropical pools and gardens, ideal for families or those looking for absolute comfort.
- **4 Bedroom Potential:** With 172 m² total (120 m² of living interior), this 3-bedroom property allows for a high-value upgrade: it is possible to move the kitchen to the spacious living-dining room (open concept) and transform the original kitchen into a fourth bedroom, surpassing most properties in the area in capacity.
- **Qualities and Comfort:** Noble marble floors, hot/cold air conditioning and the luxury of underfloor heating in the bathrooms. The property is kept in an impeccable original condition, offering the best entry price to personalise a home of this size on the first line.
- **Impeccable Logistics:** Includes underground parking space and a storage room located right next to the square. The building has an elevator with direct access to the car park, eliminating any architectural barrier.

Living at Menara Beach is enjoying first-class services: 24-hour security, high-performance gym, saunas and a heated indoor pool to enjoy all year round.

A smart investment in a location that never loses value. Contact us to visit it and discover its potential!



Features:

Features

Covered Terrace
Lift
Private Terrace
Storage Room
Ensuite Bathroom
Marble Flooring
Double Glazing
24 Hour Reception
Fitted Wardrobes
WiFi
Gym
Fiber Optic
Sauna

Access for people with reduced mobility

Views

Sea
Garden
Pool

Pool

Communal
Heated
Indoor

Garden

Communal
Private
Landscaped
Easy Maintenance

Utilities

Electricity
Drinkable Water

Energy Rating

E

Orientation

South

Setting

Beachside
Urbanisation
Close To Sea
Close To Schools
Beachfront

Furniture

Fully Furnished

Security

Gated Complex
24 Hour Security
Electric Blinds
Entry Phone
Safe

Category

Holiday Homes
Investment
Beachfront
Luxury
Contemporary

Climate Control

Air Conditioning
Cold A/C
Hot A/C
U/F Heating
U/F/H Bathrooms

Condition

Good
Excellent

Kitchen

Fully Fitted

Parking

Underground
Private

CO2 Emission Rating

E