



## Ground Floor Apartment for sale in Estepona, Estepona

1,100,000 €

Reference: 223-02341P-DUP Bedrooms: 2 Bathrooms: 2 Build Size: 201m<sup>2</sup> Terrace: 31m<sup>2</sup>





## Costa del Sol, Estepona

Experience the privilege of living in an exclusive apartment set within the iconic Meliá Hacienda del Mar, a five-star resort that for over two decades was part of the prestigious international Kempinski Hotels. A legacy of excellence and sophistication that continues to be reflected in every detail and in the exceptional level of service.

More than just a residence, this property offers an unparalleled lifestyle, with full access to all hotel facilities and services: concierge, fine dining, spa, swimming pools, 24-hour security and personalised attention worthy of the world's finest luxury destinations.

Southwest-facing, the apartment enjoys abundant natural light and serene garden views. Its elegant design seamlessly blends a spacious living area with a fully fitted kitchen, opening directly onto a private terrace with a Jacuzzi—perfect for moments of pure relaxation.

The property features two en-suite bedrooms, including a refined principal suite, as well as a guest cloakroom. Year-round comfort is ensured with hot and cold air conditioning, while the bathrooms are enhanced with underfloor heating for an added touch of luxury.

Located frontline to the beach, close to exclusive amenities and within easy walking distance of Estepona's charming town centre, this apartment combines a prime location, exceptional comfort and strong rental potential.

Here, luxury is not just lived—it is experienced in every service, every space and every moment.

Price recently adjusted from 1.3 to 1.1, fully supported by a fresh professional valuation—presenting a compelling investment opportunity with immediate equity and strong upside potential.



## Features:

### Features

Covered Terrace  
 Lift  
 Satellite TV  
 Storage Room  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 Gym  
 Jacuzzi  
 Sauna  
 SecurityEntrance  
 TransportNear  
 AmenitiesNear  
 GuestToilet  
 AutomaticIrrigationSystem  
 InternetWifi  
 HeatedPool  
 24hService  
 TennisPaddleCourt  
 TurkishBath  
 InDoorPool  
 Unfurnished  
 UnderfloorHheatingBathrooms  
 Doorman  
 SPA  
 SaltwaterSwimmingPool

### Climate Control

Air Conditioning

### Views

Garden

### Setting

Close To Town  
 Front Line Beach Complex

### Condition

Excellent

### Kitchen

Fully Fitted

### Security

Gated Complex  
 24 Hour Security  
 Alarm System