



## Ground Floor Apartment for sale in Estepona, Estepona

580,000 €

Reference: R5371285 Bedrooms: 2 Bathrooms: 2 Plot Size: 28m<sup>2</sup> Build Size: 92m<sup>2</sup> Terrace: 17m<sup>2</sup>





## Costa del Sol, Estepona

Brand New 2-Bedroom Apartment in the Heart of Estepona – Only 400m from the Beach

We are pleased to present this brand new, modern 2-bedroom apartment located in the very center of Estepona, one of the most sought-after destinations on the Costa del Sol.

This property offers the perfect combination of urban lifestyle, Mediterranean charm, and resort-style living. Just a short 400-meter walk takes you to the beach, the promenade, and a vibrant selection of restaurants, cafés, and shops.

### A New Standard of Living

This exceptional residential development sets a new benchmark for contemporary living in Estepona. The gated community consisting of two elegant buildings offers privacy, security, and tranquility—while being right in the center of town.

Residents enjoy access to:

- \* Beautifully landscaped gardens filled with lush greenery and flowers
- \* Stylish swimming pools for relaxation and leisure
- \* A fully equipped gym
- \* A coworking space ideal for remote work
- \* Children's play areas and relaxation zones
- \* Communal spaces designed for both socializing and unwinding

The entire concept has been carefully designed to create the feeling of a private resort in the middle of the city.

### A Home You Will Love

The apartment is completely new and ready to move in. It stands out for its modern design, high-quality finishes, and an abundance of natural light.

The layout includes:

- \* 2 comfortable bedrooms
- \* A bright open-plan living area with a modern kitchen
- \* A spacious private terrace
- \* Lovely views overlooking the landscaped gardens and swimming pools

Thanks to its orientation towards the interior communal areas, the apartment offers a peaceful atmosphere away from city noise.

### Prime Location

Living in central Estepona means everything is within walking distance:



- \* The beach and promenade just minutes away
- \* A wide selection of restaurants, cafés, and shops
- \* Sports facilities and year-round activities
- \* A unique blend of traditional Andalusian charm and modern lifestyle

Ideal Investment or Second Home

This property is perfect:

- \* As a comfortable permanent residence by the sea
- \* As a high-yield rental investment
- \* As a stylish holiday home on the Costa del Sol



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Barbeque  
Gym

### Views

Garden  
Pool  
Courtyard

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Private  
Easy Maintenance

### Utilities

Electricity

### Energy Rating

B

### Orientation

East  
South  
South East

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Village  
Town  
Close To Marina  
Port  
Marina  
Country

### Furniture

Not Furnished

### Security

Gated Complex  
Safe

### Category

Holiday Homes  
Investment  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Pre Installed A/C  
Hot A/C

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Communal

### CO2 Emission Rating

B