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Luxury Realty
real estate

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Apartment in Estepona

Reference: R3534652



Bedrooms: 1
Bathrooms: 1
M² Build size: 25
Price: 349,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Discover an unparalleled opportunity to own a piece of paradise on Spain's sun-drenched Costa del Sol. Luxury Realty is proud to present this exquisite studio apartment, perfectly positioned in the vibrant heart of Estepona, just a mere 50 meters from the pristine sandy beaches and the sparkling Mediterranean Sea. Tucked away on the first floor of a tranquil alley, this property offers the rare combination of central convenience and peaceful seclusion, making it an ideal choice for discerning buyers seeking either a luxury bolthole or a shrewd investment.

Estepona, often celebrated as the "Garden of the Costa del Sol," is a charming coastal town that beautifully blends traditional Andalusian character with modern amenities. Its historic Old Town, a picturesque labyrinth of whitewashed streets adorned with vibrant geraniums, invites strolls through authentic Spanish culture. Beyond its historical appeal, Estepona boasts a magnificent marina, a bustling promenade, and an array of award-winning beaches that stretch for miles. The town's commitment to urban gardening has transformed its streets into an open-air museum of flora, culminating in the stunning Orchidarium, a landmark of botanical beauty.

This enviable location ensures you are truly at the epicentre of all Estepona has to offer. Imagine waking up and being able to feel the sea breeze, with the gentle sound of waves just moments away. Within a stone's throw, you'll find an abundance of chic boutiques, gourmet restaurants, authentic tapas bars, and lively cafes. All essential services, from supermarkets to pharmacies, are within easy walking distance, while prestigious international schools are also conveniently accessible. The studio’s positioning provides the luxury of having everything at your fingertips, yet residing in a quiet enclave away from the main thoroughfare, offering a serene retreat after a day of exploring or beachside relaxation.

A Masterclass in Compact Luxury Living

Spanning a thoughtfully designed 25 m², this middle floor studio is a testament to efficient and stylish living. The interior space has been meticulously planned to maximize comfort and functionality. Upon entering, you are greeted by a fully fitted kitchen, intelligently integrated with a dining area. This culinary space boasts modern appliances and ample storage, providing everything needed for preparing delightful meals, whether it's a quick breakfast before heading to the beach or a leisurely dinner. The design ensures a seamless flow, promoting an open and airy feel despite its compact footprint.

The main living-bedroom area is a clever combination of relaxation and utility. Featuring a smart layout that accommodates both a comfortable sleeping arrangement and a cosy lounge space, it is further enhanced by a practical built-in wardrobe. This bespoke storage solution ensures that belongings are neatly stowed away, maintaining the studio's pristine aesthetic. The south-east orientation floods the apartment with natural light throughout the day, creating a warm and inviting ambiance that feels bright and airy. The excellent condition of the property means it is ready for immediate enjoyment, requiring no additional work.

Complementing the living space is a well-appointed bathroom equipped with a contemporary shower, finished to a high standard, providing a refreshing start or end to your day. One of the significant advantages of this offering is that the studio is sold fully furnished. This 'turn-key' solution means that from the moment you take possession, you can immediately begin enjoying the Estepona lifestyle, or instantly list it on the rental market without the hassle and expense of furnishing. Modern comforts are assured with state-of-the-art climate control, including hot and cold air conditioning, guaranteeing a comfortable environment regardless of the season. While primarily street views, the property offers enticing glimpses of the nearby beach, a constant reminder of your idyllic coastal setting.

Unrivalled Investment Potential

For the astute investor, this studio presents an unbeatable opportunity. Its prime location in Estepona, a town that continues to grow in popularity and desirability, is the cornerstone of its exceptional investment potential. Estepona's robust tourism sector, coupled with its appeal as a long-term living destination, creates high demand for rental properties year-round. This studio is perfectly positioned to cater to both short-term holiday rentals, generating attractive seasonal yields, and long-term tenancies, ensuring a consistent income stream. Categorised specifically as a 'Holiday Home' and 'Investment' property, it is designed for maximum return.

Furthermore, an extraordinary feature for a property so centrally located and just metres from the beach is the inclusion of private, covered garage parking. In a bustling town centre where parking is often at a premium, having a dedicated and secure space adds immense value, both for personal use and significantly enhancing its appeal to potential renters. This amenity alone sets it apart from many other properties in the vicinity. With reliable utilities such as electricity and drinkable water readily available, the operational aspects of managing this property are straightforward and efficient.

Your Gateway to the Costa del Sol Lifestyle

This studio represents more than just a property; it's a gateway to an enviable lifestyle on the Costa del Sol. Whether you envision it as your personal holiday retreat, a vibrant full-time residence for a single person or a couple, or a strategic addition to your investment portfolio, it promises exceptional value. Its unique blend of a prime beachside location, central convenience, peaceful surroundings, and comprehensive amenities makes it a truly rare find in Estepona's competitive market.

Luxury Realty invites you to seize this outstanding opportunity. Estepona continues to thrive, offering an enriching blend of culture, nature, and modernity. Owning a property here, especially one with such an advantageous position and strong investment credentials, is an opportunity not to be missed. Contact us today to arrange a viewing and discover how this exquisite studio can fulfil your aspirations for luxury living or a high-performing investment in Southern Spain.

Features:

None, Air conditioning, Heating, Holiday Home, Investment