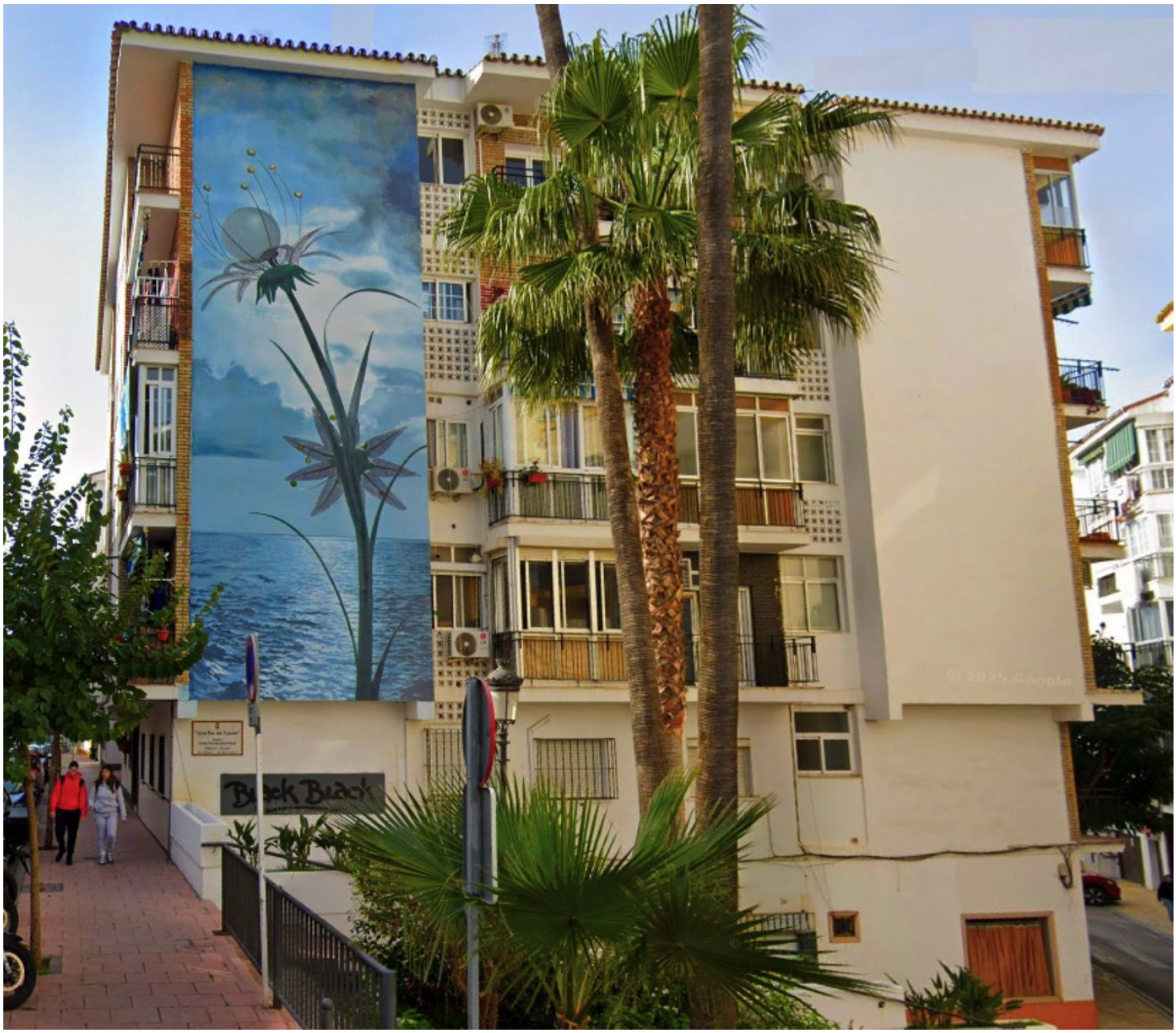
+34 604 489 646

info@luxury-realty.com

Apartment in Estepona

Reference: R5346025



Bedrooms: 2	Bathrooms: 1	M² Build size: 66	Price: 265,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	M² Plot Size:













Overview:

Exceptional Living & Investment: Fully Renovated 2-Bedroom Apartment in Central Estepona, Southern Spain

Discover an unparalleled opportunity to acquire a beautifully renovated two-bedroom apartment, perfectly situated in the vibrant heart of Estepona, a jewel of Southern Spain. This property, exclusively presented by Luxury Realty, offers a compelling blend of modern comfort, prime location, and significant investment potential within one of the Costa del Sol's most desirable towns.

Estepona, often celebrated as the "Garden of the Costa del Sol," captivates with its charming old town, pristine beaches, and a lively cultural scene. Nested in the sun-drenched region of Andalusia, Southern Spain, it combines traditional Spanish allure with contemporary amenities. This superb apartment places you right at the epicentre of this enchanting lifestyle, merely minutes from the historic centre, the picturesque beach promenade, and every conceivable daily service.

Note for Prospective Buyers: This highly desirable property is currently rented, underscoring its robust investment appeal and strong demand in the Estepona rental market. Therefore, we regret to inform that physical viewings are not permitted at this time. We encourage serious enquiries to understand the full scope of this exceptional offering. The current tenancy reflects the property's attractiveness and provides an immediate income stream for the discerning investor.

A Home Designed for Comfort and Convenience

This south-facing, ground-floor exterior apartment promises an abundance of natural light throughout the day, creating a warm and inviting atmosphere. Thoughtfully renovated to a high standard, the residence seamlessly blends its solid 1985 construction with contemporary design and modern conveniences. The meticulous renovation has transformed this space into a stylish sanctuary, ready for immediate enjoyment or continued rental success.

Elegant Interiors and Practical Features:

- Spacious and Bright Living Area: The heart of the home is a luminous living space, designed for relaxation and entertainment. Its southern orientation ensures a sun-drenched environment, perfect for unwinding.
- Independent, Modern Kitchen: A functional and well-appointed independent kitchen awaits, offering ample space for culinary exploration. Designed for efficiency and convenience, it reflects the quality of the recent renovation.
- Two Serene Bedrooms: The apartment features two comfortable bedrooms, each providing a peaceful retreat. Both are equipped with practical fitted wardrobes, maximising storage and maintaining a sleek aesthetic.
- Contemporary Full Bathroom: A tastefully updated full bathroom serves the apartment, featuring modern fixtures and finishes that align with the overall renovated aesthetic, ensuring comfort and functionality.

Key Comforts and Specifications:

- Generous Dimensions: With 66 m² built and 65 m² of useful living space, the apartment offers a practical and well-distributed layout without compromising comfort.
- Optimal South Orientation: Maximising natural light and warmth, the south orientation is a significant advantage, reducing energy consumption and enhancing the living experience.
- Individual Natural Gas Heating: Providing efficient and reliable warmth during cooler months, adding to the apartment’s year-round comfort.
- Integrated Air Conditioning: Ensuring a pleasant climate during Estepona's warm summers, contributing to a comfortable living environment no matter the season.
- Ground Floor Accessibility with Lift Access: While on the ground floor, the building benefits from a lift, adding convenience for all residents. Its exterior position grants easy access.
- Solid Construction, Modern Appeal: Built in 1985, the property benefits from robust construction, now enhanced by a comprehensive and stylish renovation, offering enduring quality with contemporary flair.

Unbeatable Location: The Heartbeat of Estepona

The strategic location of this apartment is arguably its most compelling asset. Nestled in the very core of Estepona, you are afforded unparalleled access to everything this vibrant coastal town has to offer. Imagine stepping out of your door and being mere steps away from:

- Everyday Conveniences: Supermarkets, local shops, pharmacies, banks, and essential services are all within comfortable walking distance, simplifying daily life.
- Culinary Delights: A plethora of restaurants, cafes, and tapas bars offering both traditional Spanish fare and international cuisine are at your fingertips.
- Education and Health: Reputable schools and comprehensive health services are easily accessible, making this an ideal location for families.
- Leisure and Recreation: The stunning beach and its beautifully manicured promenade are just a few minutes’ walk away. The enchanting Old Town, with its flower-filled squares and historic architecture, provides endless charm.

Estepona’s appeal extends beyond its immediate vicinity. Its prime position on the Costa del Sol offers excellent connectivity to other major attractions, including Marbella, Sotogrande, and Gibraltar, all within easy driving distance. This connectivity enhances both the lifestyle and investment value of the property.

A Prudent Investment in a Thriving Market

Given its central location, modern renovation, and strong demand, as evidenced by its current rental status, this apartment represents a solid and promising investment opportunity. Estepona continues to grow in popularity, attracting a diverse range of residents and visitors, ensuring consistent demand for quality rental properties. This is a practical, bright, and exceptionally well-located home, offering immediate returns and significant potential for capital appreciation.

While physical viewings are not currently possible, we encourage discerning investors to contact Luxury Realty today to register your interest and discuss this prime opportunity. Our expert team is ready to provide further details on why this Estepona apartment stands out as an exceptional acquisition.

Features:

None, Air conditioning, Lift, Alarm system, Parking