

## Apartment in Estepona

Reference: R5443357



Bedrooms: 2

Bathrooms: 2

M<sup>2</sup> Build size: 102

Price: 370,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

M<sup>2</sup> Plot Size:



## Overview:

Welcome to an unparalleled opportunity presented by Luxury Realty: a magnificent 2-bedroom, 2-bathroom apartment nestled within the prestigious Golf Hills community in Selwo, Estepona. This property represents the epitome of refined coastal living on Spain's sun-drenched Costa del Sol, offering a seamless blend of comfort, elegance, and exceptional investment potential.

Estepona, often referred to as the "Garden of the Costa del Sol," is a jewel in Southern Spain, renowned for its beautifully preserved old town, vibrant marina, pristine beaches, and world-class golf courses. It provides an authentic Andalusian experience while offering all the modern amenities one could desire. The Selwo area, where Golf Hills is situated, is particularly sought after for its tranquil environment, excellent infrastructure, and immediate access to both nature and the sea. This enviable location places you perfectly to enjoy the region's 320+ days of sunshine annually, indulge in exquisite local gastronomy, and immerse yourself in a vibrant cultural scene.

This exquisite residence stands out not only for its prime location but also for its versatile appeal. Whether you envision it as a serene permanent residence, a luxurious holiday retreat for your family, or a high-yield investment property, this apartment caters to all aspirations. A significant advantage that elevates its investment profile is the included tourist rental licence, a highly valued asset that unlocks substantial income-generating possibilities through holiday lets in this ever-popular destination.

Spanning an impressive 86 m<sup>2</sup> of meticulously designed built area, the apartment immediately impresses with its bright and inviting ambiance. The heart of the home is a spacious open-plan living-dining room, bathed in natural light, creating an airy and welcoming atmosphere perfect for relaxation and entertaining. The contemporary design, coupled with high-quality finishes, ensures a sophisticated living experience.

The true crown jewel of this property is its spectacular 44 m<sup>2</sup> private terrace, an expansive outdoor sanctuary that seamlessly extends your living space. Imagine hosting al fresco dinners under the stars, unwinding with a good book while basking in the Mediterranean sun, or simply enjoying the gentle sea breeze. This generous outdoor haven provides ample space for comfortable lounging areas, a dining setup, and even features a refreshing outdoor shower – a thoughtful amenity ideal for cooling off on warm summer days or after a refreshing dip in the communal pool, all while savoring the breathtaking climate of the Costa del Sol.

The fully equipped kitchen is a testament to both style and functionality, featuring modern appliances and ample storage space. A practical separate utility/storage room further enhances the convenience, offering invaluable additional space for laundry and household essentials, maintaining the apartment's sleek aesthetic.

Retreat to two serene bedrooms, each designed as a private haven for rest and rejuvenation. The two modern bathrooms are elegantly appointed, providing comfort and privacy for residents and guests alike. For added convenience and peace of mind, the property includes a private underground parking space, ensuring secure storage for your vehicle and direct access to your home.

The Golf Hills community itself is an oasis of tranquility and luxury. Residents are enveloped by beautifully manicured tropical gardens, bursting with vibrant flowers and mature vegetation, creating a peaceful and picturesque environment. Beyond the stunning natural surroundings, the community boasts exceptional communal facilities, including a large, inviting swimming pool – perfect for leisurely swims and sunbathing – and a state-of-the-art paddle tennis court, catering to those who enjoy an active lifestyle within their exclusive enclave.

One of the most compelling attributes of this apartment is its unparalleled location. Enjoy the luxury of being within easy walking distance of the sparkling Mediterranean Sea and a selection of charming local restaurants, offering diverse culinary experiences. Furthermore, the property benefits from close proximity to essential amenities such as supermarkets, public transport links, and a plethora of sports facilities, including the renowned Selwo Padel Club. Golf enthusiasts will appreciate being just a short drive from some of the Costa del Sol's most celebrated golf courses, while the vibrant towns of Marbella and Puerto Banús, along with Malaga International Airport, are all easily accessible, connecting you to the wider world.

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This exceptional apartment, offered exclusively by Luxury Realty, embodies the quintessential Costa del Sol lifestyle. Its combination of a highly sought-after tourist rental licence, an impressively large private terrace, superb communal facilities, and a prime, strategic location in Estepona makes it an irresistible proposition. Whether you dream of enjoying luxurious holidays by the sea, seeking a permanent sun-drenched residence, or aiming to generate a substantial rental income, this property is a truly outstanding investment opportunity. Contact Luxury Realty today to discover how you can make this dream a reality.

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Features: