+34 604 489 646

info@luxury-realty.com

Apartment in Estepona

Reference: R5445268



Bedrooms: 1	Bathrooms: 1	M² Build size: 56	Price: 290,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	M² Plot Size:













Overview:

Discover an exceptional investment and lifestyle opportunity with this meticulously presented middle floor apartment, ideally situated in the vibrant and sought-after coastal town of Estepona, nestled on the picturesque Costa del Sol in Southern Spain. This property, marketed by Luxury Realty, represents the perfect blend of comfort, convenience, and demonstrable profitability, making it an undeniable gem for discerning buyers.

Estepona, often celebrated as "The Garden of the Costa del Sol," is renowned for its authentic Spanish charm, beautiful sandy beaches, and a vibrant cultural scene. The town boasts a delightful historic center, adorned with colorful flower pots and traditional Andalusian architecture, offering a truly captivating experience. Beyond its aesthetic appeal, Estepona provides an enviable lifestyle, characterized by an exceptional climate, a thriving gastronomic scene, and a relaxed, yet sophisticated, atmosphere. From leisurely strolls along the renovated promenade to exploring the bustling Marina, or enjoying world-class golf courses just a short drive away, life in Estepona is designed for enjoyment and ease. This prime location ensures you are within effortless reach of everything this magnificent region has to offer, from the glamorous boutiques of Marbella to the historical significance of Gibraltar, and the international connectivity of Malaga Airport.

An Idyllic Home with Modern Comforts

This charming apartment is a testament to intelligent design and comfortable living, offering a practical yet inviting layout. Upon entering, you are welcomed into a bright and inviting living space, thoughtfully designed to maximize natural light and foster a sense of warmth and relaxation. The seamless transition from the living room to the private terrace extends your living area outdoors, providing an ideal setting for al fresco dining, morning coffees, or simply soaking up the Mediterranean sun with pleasant views of the communal gardens.

The apartment features a generously proportioned double bedroom, serving as a peaceful sanctuary. Equipped with spacious fitted wardrobes, it offers ample storage, contributing to a clutter-free and serene environment. Adjacent to this, a fully appointed independent kitchen stands ready for culinary adventures. It comes complete with all necessary modern appliances, ensuring both functionality and aesthetic appeal, catering to the needs of both residents and holiday renters alike. A contemporary, full bathroom, finished to high standards, completes the interior amenities, offering convenience and style.

Adding to the property's practical advantages is a dedicated storage room, a valuable asset for keeping personal belongings organized and out of sight, enhancing the apartment's overall functionality and appeal. With a total built area of 56 m² and a private terrace spanning 6 m², every inch of this home has been optimized for comfortable living. The west orientation of the property ensures delightful afternoon sun, perfect for enjoying the pleasant Costa del Sol evenings.

Exceptional Community Amenities and Prime Location Benefits

Residing within a secure, gated complex provides peace of mind and an enhanced sense of exclusivity. The jewel of the community is undoubtedly its sparkling communal swimming pool, an inviting oasis for residents to cool off, relax, and socialize. Surrounded by well-maintained communal gardens, it creates a serene and picturesque environment. The complex also benefits from a lift, ensuring easy access to all floors, and features such as marble flooring throughout the apartment, double glazing for optimal insulation and noise reduction, and fiber optic internet connectivity, all contributing to a superior living experience.

The location of this apartment is truly unparalleled, offering the perfect balance between tranquility and accessibility. Situated within a vibrant commercial area yet maintaining a quiet residential feel, it's exceptionally well-connected. You'll find esteemed schools and convenient supermarkets just moments away, catering to daily needs and making it an excellent choice for families or those seeking everyday ease. Furthermore, the property boasts an enviable proximity to Estepona's charming Marina and beautiful sandy beaches, both reachable within a mere five-minute stroll. This allows for spontaneous seaside adventures, evening promenades, or dining at the numerous exquisite restaurants dotting the waterfront.

The area is celebrated for its quiet surroundings while maintaining a relatively central position within the town, which notably contributes to easy parking – a significant advantage in many coastal towns. The property’s thoughtful layout promises low maintenance, freeing up more time to enjoy the unparalleled Costa del Sol lifestyle. The fully furnished status of the apartment means it’s ready for immediate occupancy or rental, offering a truly turnkey solution.

A Strategic Investment with Proven Returns

What truly sets this property apart for the astute investor is its registration for short-term or holiday rentals. This isn't just a potential; it comes with optimal, demonstrable profitability. The robust demand for quality holiday accommodations in Estepona, driven by its growing popularity as a tourist destination, ensures a steady stream of rental income. Its prime location next to essential amenities, the Marina, and the beach, coupled with the attractive community features like the swimming pool and secure complex, makes it incredibly appealing to holidaymakers seeking comfort and convenience. This represents a rare opportunity to acquire a robust asset that promises not only capital appreciation but also immediate and reliable rental yields, making it an ideal choice for a hands-off investment.

This middle floor apartment in Estepona is more than just a home; it's an entry point to a desirable lifestyle on the Costa del Sol and a financially sound investment in one of Southern Spain's most charming locales. Its excellent condition, comprehensive features including a covered terrace, fitted wardrobes, storage room, accessibility for reduced mobility, and its strategic setting within a gated community, make it an extraordinary offering. Whether you envision it as a permanent residence, a luxurious holiday retreat, or a lucrative rental property, this apartment ticks all the boxes for a premium real estate acquisition. Embrace the opportunity to own a piece of paradise in Estepona.

Features:

None, Pool, Private garden, Lift, None, Parking, Resale