+34 604 489 646

info@luxury-realty.com

Apartment in Estepona

Reference: R5453701



Bedrooms: 2

Bathrooms: 2

M² Build size: 138

Price: 549,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

M² Plot Size: 40













Exclusive Coastal Living: Spacious Ground Floor Apartment with Direct Pool Access & Transformative Potential in Park Beach, Estepona

Luxury Realty is delighted to present an exceptional opportunity to acquire a meticulously presented ground floor apartment, perfectly poised within the highly desirable Park Beach community. Nestled in the serene El Saladillo area, close to Cancelada, Estepona, this property offers the quintessential Mediterranean lifestyle on Spain's beautiful Costa del Sol. Boasting an unparalleled location just 50 metres from the glistening shores of the beach, this residence combines convenience with luxury, offering an idyllic retreat or a shrewd investment.

This captivating 2-bedroom, 2-bathroom apartment immediately impresses with its bright, airy ambiance and generous proportions. Designed for comfort and effortless living, the spacious layout flows seamlessly, drawing natural light into every corner. A highlight of this remarkable property is its expansive private terrace, offering direct, unhindered access to the immaculately manicured communal gardens and the sparkling swimming pool. Imagine stepping directly from your living space onto lush lawns, ready for a refreshing dip or a leisurely afternoon under the Andalusian sun. This unique feature elevates the living experience, providing a sense of expansive outdoor living rarely found in apartment settings.

The apartment is offered fully furnished, meticulously styled and equipped to the highest standards, ensuring a seamless transition for its new owner. Whether you envision it as your immediate dream home in Southern Spain, a ready-to-enjoy holiday escape, or a high-yielding rental property, its turn-key condition is a significant advantage. This ease of acquisition is particularly appealing for international buyers seeking a hassle-free entry into the vibrant Estepona real estate market.

A Canvas for Customisation and Astute Investment

Beyond its immediate charms, this property distinguishes itself with extraordinary potential for enhancement and value appreciation. A standout feature, and a compelling proposition for both growing families and discerning investors, is the viable option to convert the existing layout into a spacious 3-bedroom apartment. This transformative capability allows for significant customisation, adapting the home to perfectly suit evolving needs or maximising its rental appeal by offering additional sleeping capacity. Such flexibility is a rare find and provides a substantial competitive edge in the market.

Furthermore, the Park Beach community is renowned for its progressive regulations, including the coveted permission for tourist licences. This crucial detail unlocks immense potential for holiday rentals, allowing owners to capitalise on Estepona’s ever-increasing popularity as a prime tourist destination. Combined with the potential for an additional bedroom, this property presents a robust investment opportunity, promising attractive rental yields and strong capital growth in an area of enduring demand on the Costa del Sol.

Key Features of This Exquisite Opportunity:

• **Prime Location:** Situated in Park Beach, near Cancelada, Estepona, a gem in Southern Spain.
• **Beachfront Proximity:** A mere 50 metres from the beautiful beach, offering immediate access to coastal pleasures.
• **Ground Floor Advantage:** Enjoy the convenience and direct outdoor connectivity of a ground floor residence.
• **Spacious Layout:** Currently a well-appointed 2 bedrooms & 2 bathrooms.
• **Direct Pool & Garden Access:** Seamless transition from your private terrace to the stunning communal pool and gardens.
• **Generous Private Terrace:** An ideal space for al-fresco dining, relaxation, and entertaining.
• **Fully Furnished:** Ready for immediate occupancy or rental, offering a hassle-free acquisition.
• **Transformative Potential:** Excellent opportunity to convert into a more spacious 3-bedroom apartment, adding significant value and versatility.
• **Exceptional Investment:** Approved for tourist licences, making it an ideal holiday rental property or a superb permanent home.

Unbeatable Location & Lifestyle on the Costa del Sol

The location of this apartment is truly one of its greatest assets. Estepona, often celebrated as the 'Garden of the Costa del Sol', offers a perfect blend of traditional Andalusian charm and modern amenities. The El Saladillo area, home to Park Beach, is known for its tranquil atmosphere while being incredibly well-connected. You’ll find yourself just moments away from a diverse array of exceptional restaurants, chic beach clubs, convenient supermarkets, and world-class golf courses, catering to every lifestyle need and desire.

For those seeking vibrant nightlife and designer boutiques, the glamorous marina of Puerto Banús is a mere 15-minute drive away. Conversely, the charming Estepona town centre, with its picturesque old town, vibrant plazas, and authentic tapas bars, can be reached in approximately 7–8 minutes by car. This strategic positioning offers the perfect balance – the peace and quiet of a coastal retreat when desired, coupled with easy access to the bustling energy and amenities of the wider Costa del Sol. Enjoy the year-round sunshine, rich culture, and endless outdoor activities that make Southern Spain a sought-after destination for discerning buyers from around the globe.

Energy Performance Certificate (EPC):

• Energy Rating: E – 72.7 kWh/m²/year
• CO□ Emissions: D – 13.2 kg CO□/m²/year

Features:

None, Pool, Air conditioning, Private garden, None, Parking, Beachfront, Holiday Home, Investment