

ESTEPONA

320,000 €

REFERENCE R5481013

# A Canvas of Coastal Elegance: Prime Apartment with Bespoke Potential in Estepona, Southern Spain

| 3 | 1 | 102 m² | 8 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Discover an unparalleled opportunity to reside in the heart of Estepona, a jewel nestled on the sun-kissed coast of Southern Spain. Luxury Realty proudly presents an exceptional apartment positioned on the prestigious Avda de Andalucía, embodying the quintessential Mediterranean lifestyle. This third-floor residence, boasting a generous built area of 102 $m^2$ complemented by an 8 $m^2$ private terrace, offers more than just a home; it presents a blank canvas for those seeking to craft a bespoke luxury haven in one of the most desirable locales on the Costa del Sol. Its prime location in Estepona places it mere moments from the azure waters of the Mediterranean Sea, the golden sands of the beach, and an eclectic array of services, all contributing to a life of ultimate convenience and leisure.

Estepona, often referred to as "The Garden of the Costa del Sol," is renowned for its charming old town, vibrant marina, exquisite gastronomy, and a climate that boasts over 320 days of sunshine annually. Investing in this region means embracing a lifestyle characterized by relaxation, cultural immersion, and outdoor pursuits. This property is not merely an apartment; it is an entry point into Estepona's coveted coastal narrative, offering both a permanent sanctuary and an idyllic second home. With its current configuration, it provides a solid foundation, yet its true allure lies in the boundless potential for a sophisticated transformation, inviting its future owner to reimagine and redefine luxury living.

The interior layout of this exquisite property, accessible via a convenient lift, currently features a spacious living area that promises comfort and versatility. Adjacent to this, a fully equipped kitchen stands ready to be reimagined into a state-of-the-art culinary space, perfect for gourmet creations and entertaining. The vision is clear: to fuse these areas into a more functional, contemporary, and open-plan concept, fostering an environment where natural light flows seamlessly and social interaction is effortless. Imagine a grand living and dining space that extends onto your private terrace, creating an expansive indoor-outdoor experience where the gentle sea breeze can be enjoyed from the comfort of your home. This apartment is an invitation to infuse modern design and personal flair, turning every corner into a statement of refined taste.

Thoughtful features enhance the property's immediate appeal, including a dedicated laundry room that adds practicality to daily living. Expanses of glass doors are strategically integrated throughout, designed to maximize the influx of glorious Mediterranean sunshine and create a bright, airy ambiance. Furthermore, the presence of a covered terrace offers a sheltered outdoor retreat, ideal for year-round enjoyment, whether for morning coffees or evening aperitifs, offering partial urban vistas and a connection to Estepona's dynamic pulse.

This residence comprises three well-proportioned bedrooms, each offering the potential to be tailored into tranquil private quarters. The apartment also benefits from a very spacious bathroom, meticulously adapted to ensure ultimate comfort and accessibility for people with reduced mobility – a testament to inclusive luxury and thoughtful design. While the property is presented in good overall condition, its exceptional renovation potential is highlighted as a primary asset. This allows for complete personalization of the interiors, enabling the discerning buyer to craft a space that perfectly aligns with their unique needs, aesthetic preferences, and vision of an exclusive Estepona residence. This is not just an update; it is an opportunity to curate a bespoke living environment from the ground up, designed for the ultimate in comfort and style.

The building itself is designed with convenience in mind, featuring an underground level dedicated to secure parking and communal storage rooms. This valuable amenity ensures ease of access and additional space, highly sought after in central urban locations. The strategic positioning of the property ensures that its surroundings are exceptionally practical and vibrant. From upscale boutiques and gourmet restaurants to reputable schools and efficient public transport links, every necessity and luxury is within effortless reach. The captivating urban views provide a constant connection to the lively energy of Estepona, while the immediate proximity to the beach ensures that the serene rhythm of the sea is always a part of your daily life. This fusion of urban convenience and coastal tranquility significantly enhances the apartment's desirability and investment appeal.

This exquisite apartment represents a remarkable investment opportunity for those seeking a luxurious foothold in Estepona, Southern Spain. Whether envisioned as a permanent residence for sophisticated living or a sublime second home to escape to, its central location, expansive potential, and proximity to every amenity imaginable make it truly unique. Contact Luxury Realty today to discover how you can transform this promising canvas into your dream Mediterranean sanctuary.

# Details

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|---|---|---|---|
| Reference | R5481013 | Property Type | Apartment |
| Status | Sale | Price | 320,000 € |
| Bedrooms | 3 | Bathrooms | 1 |
| Build size | 102 m² | Plot Size | – |
| Terrace | 8 m² | Parking places | by request |

## Features

Lift, Parking