



## Ground Floor Apartment for sale in Estepona, Estepona

475,000 €

Reference: R4898164    Bedrooms: 2    Bathrooms: 2    Build Size: 92m<sup>2</sup>    Terrace: 38m<sup>2</sup>







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## Costa del Sol, Estepona

### FRONTLINE BEACH COSTALITA-VILLACANA ESTEPONA

Two-bedroom, two-bathroom apartment in the charming area of Costalita-Villacana. This property is located in an exclusive gated community with 24-hour security. Featuring extensive tropical gardens and a lagoon-style pool, it also offers exclusive facilities such as a gym, a summer restaurant, and private access to the Senda Litoral beach, offering a unique experience. The home features a terrace with direct views of the complex's spectacular gardens and a huge private garden with afternoon sun. This apartment consists of a hallway, a spacious living-dining room with direct access to the terrace, two large bedrooms, both with en-suite bathrooms, and a separate kitchen with access to the 38m<sup>2</sup> private west-facing garden. Parking space and storage room are included in the price. Other features of this property include built-in wardrobes, elegant flooring, air conditioning, and fiber optic cable. The Villa Padierna Raquet Club, the 5-star Mett Hotel, and other restaurants are within walking distance. The property is located close to essential services such as food, transportation, sports, and leisure activities.

In compliance with Andalusian Regional Government Decree 2182005 of October 11, the client is informed that notary, registry, and property transfer (ITP) fees are not included in the price. However, real estate brokerage fees are included. The client has the right to receive a copy of the corresponding Abbreviated Information Document for the property.



## Features:

### Features

Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Marble Flooring  
Fitted Wardrobes  
WiFi

Bar

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Beachside  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Forest  
Beachfront  
Front Line Beach Complex

### Furniture

Part Furnished

### Security

Entry Phone

### Category

Holiday Homes  
Investment  
Resale  
Luxury  
Contemporary  
Beachfront

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private