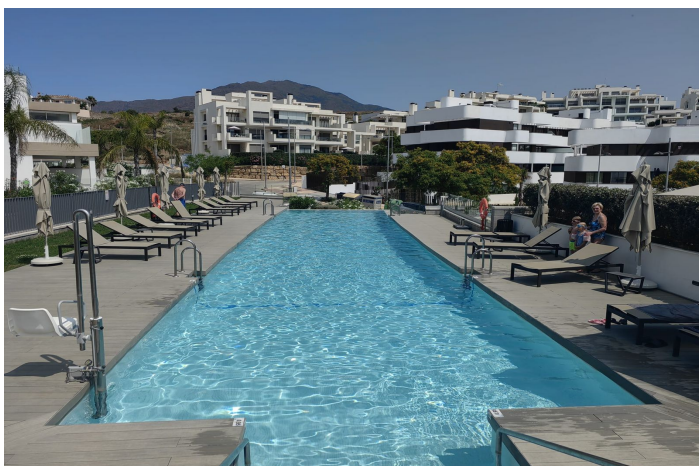
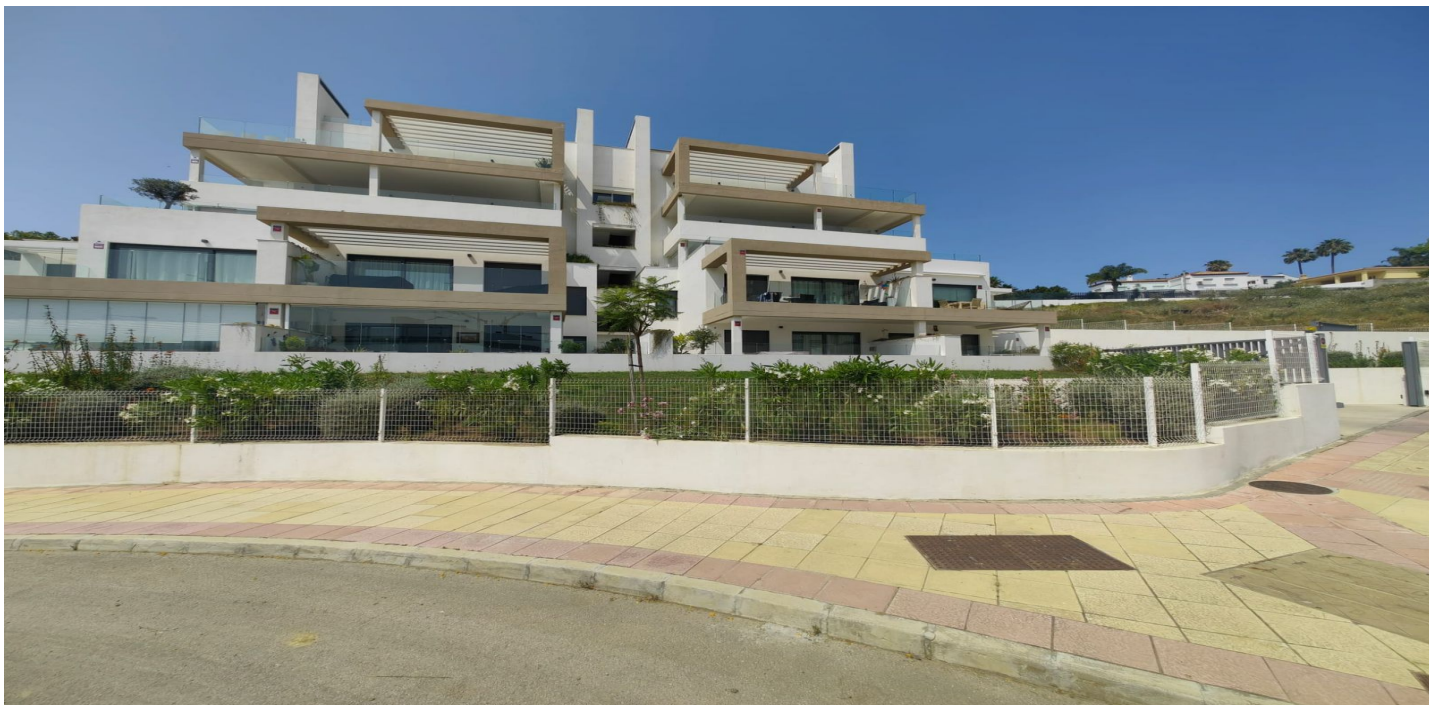




## Ground Floor Apartment for sale in Estepona, Estepona

565,000 €

Reference: R5061067 Bedrooms: 3 Bathrooms: 2 Build Size: 150m<sup>2</sup> Terrace: 52m<sup>2</sup>





---

## Costa del Sol, Estepona

Exclusive Listing – Elevated Ground Floor 3-Bedroom Apartment in South Sand III, Las Mesas Welcome to this elegant and contemporary 3-bedroom apartment in the sought-after South Sand III urbanisation, perfectly positioned, one of the most desirable streets in Las Mesas, Estepona. Situated on an elevated ground floor, this spacious apartment offers an ideal blend of modern comfort and Mediterranean charm. The layout features a welcoming entrance lobby that leads to an open-plan living, dining, and kitchen area. The fully fitted modern kitchen is equipped with top-quality appliances and connects seamlessly with a bright living space, opening onto a generous east-facing covered terrace with partial sea views, the perfect spot for relaxed mornings or al fresco dining. The apartment comprises three well-proportioned bedrooms, including a spacious master suite with a large en-suite bathroom featuring a walk-in shower and double vanity. The master bedroom also has direct access to the terrace. A separate corridor leads to the two guest bedrooms, both with built-in wardrobes and access to a second terrace, complete with an outdoor lounge and sunbeds –ideal for private sunbathing or evening relaxation. A stylish guest bathroom with an extra-large walk-in shower and a separate laundry room with washing machine and dryer add further convenience. Key Features: \* 3 Bedrooms | 2 Bathrooms (1 en-suite) \* Fully equipped open-plan kitchen \* 2 spacious terraces with outdoor living areas \* Partial sea views \* Separate laundry room \* Contemporary design and high-end finishes \* 25 m<sup>2</sup> private storeroom \* Two large underground parking spaces Urbanisation Highlights: \* State-of-the-art gym \* Spa with jacuzzi, sauna, and massage shower \* Outdoor communal kitchen and entertainment area \* Beautiful swimming pool, children's pool, and solarium Just a few minutes' walk from supermarkets, restaurants, bars, the Las Mesas Gym and Paddle Club, and the bustling Estepona Marina, this apartment is ideally located for both year-round living and holiday enjoyment. With excellent rental potential, this property represents a fantastic investment opportunity on the Costa del Sol.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Gym  
Games Room  
Utility Room  
Barbeque  
Sauna  
Fiber Optic  
Access for people with reduced mobility  
Jacuzzi  
Domotics

### Views

Sea  
Mountain  
Street  
Urban

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Easy Maintenance  
Landscaped

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

B

### Orientation

East

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale  
Luxury  
Contemporary  
Golf

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Private  
More Than One

### Energy Rating

C



sales@melrose-properties.com  
+34 952 802 912

---