



## Ground Floor Apartment for sale in Estepona, Estepona

995,000 €

Reference: R5077690 Bedrooms: 3 Bathrooms: 2 Build Size: 146m<sup>2</sup> Terrace: 41m<sup>2</sup>





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## Costa del Sol, Estepona

Located in one of the most privileged areas of Estepona, this large 3-bedroom ground floor apartment is set within a gated, resort-style urbanization on the beachfront. Right next to the prestigious 5-star Kempinski Hotel and just a 10-minute walk from the famous Laguna Sublim beach club, it offers the perfect blend of luxury, comfort, and convenience. Resort Features: •Outdoor swimming pool •Heated indoor pool (open during the off-season) •Private restaurant for residents •Spa with Turkish bath •Fully equipped gym Apartment Highlights: •146 m<sup>2</sup> built area •3 bedrooms, all with access to terraces •Underfloor heating throughout •Smart electrical system •Private centralized aerothermal system (hot & cold) •Two spacious terraces with access from all bedrooms Legal & Investment: •First Occupancy License (LPO) •Registered tourist license — ideal for shortlong-term rentals The apartment is just steps away from a beautiful promenade that stretches for several kilometers, connecting Estepona with San Pedro, Puerto Banús, and Marbella. Nearby, you'll find top schools, restaurants, shops, and a large supermarket. Estepona's charming old town and full range of amenities are also just a short drive away. Whether you're looking for a luxury second home or a strong investment opportunity with rental income potential, this property ticks all the boxes.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Basement  
Domotics

### Views

Garden  
Pool  
Lake

### Pool

Communal  
Heated  
Indoor

### Garden

Communal

### Category

Luxury  
Beachfront

### Orientation

South West

### Setting

Beachside  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront

### Furniture

Fully Furnished  
Optional

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Climate Control

Central Heating  
U/F Heating

### Condition

Good  
Excellent  
Recently Renovated

### Kitchen

Partially Fitted

### Parking

Private  
More Than One