



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN ESTEPONA

📍 Estepona

REF# R5350111 549.000 €

BEDS

2

BATHS

1

BUILT

131 m<sup>2</sup>

TERRACE

12 m<sup>2</sup>

Exclusive Frontline Beach Apartment – Puerto Paraíso, Estepona

A bright and elegant apartment is offered for sale in one of Estepona's most desirable locations — frontline beach, in Puerto Paraíso.

Situated on the seventh floor of a well-maintained building with two lifts, the property enjoys breathtaking panoramic views of the Mediterranean Sea and Gibraltar.

With a total area of 131 m<sup>2</sup> (110 m<sup>2</sup> interior), the apartment stands out for its spacious layout, natural light, and seamless connection to the surrounding coastal environment.

Layout & Key Features:

Spacious living area with a modern open-plan kitchen

Direct sea views from the main living space

Two generous terraces — ideal for relaxing and enjoying sunsets

2 bedrooms, each with en-suite bathroom

Master bedroom with private terrace (approx. 10 m<sup>2</sup>)

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Built-in wardrobes

Community & Location:

Well-maintained building with 2 lifts

2 communal swimming pools

Quiet and established community

Direct access to the promenade and beach

Restaurants, cafés, bars, and shops within walking distance

Approx. 15-minute walk to Estepona's charming Old Town

Investment Potential

Thanks to its prime beachfront position and excellent layout, the property is ideal as a permanent residence, second home, or high-performing rental investment.

Optional Renovation (available at additional cost)

For buyers seeking a higher standard, there is the option to carry out a full refurbishment of the apartment, tailored to individual preferences.

The renovation can include, among others:

Underfloor heating throughout

Integrated ceiling air conditioning system

Smart Home system (lighting, climate, multimedia control)

Brand-new bathrooms with premium finishes

Designer kitchen with island

High-quality materials and contemporary interior design

The project can be delivered as a complete turnkey solution — from concept to final execution.

Please note: The renovation is optional and not included in the purchase price.

