



GROUND FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5152255 545.000 €

BEDS

3

BATHS

2

BUILT

119 m²

PLOT

30 m²

Modern newly built property (2024) located in a rapidly developing residential area in the western part of Estepona. It offers 3 bedrooms, 2 bathrooms, a private garden with natural grass, and sea views. The apartment is delivered fully furnished and equipped, ready to move in.

Situated just a few minutes' walk from the beach, supermarkets, restaurants, and the popular Nido beach club, this property stands out for its combination of comfort, privacy, and immediate access to all amenities.

The home is on an elevated ground floor, providing greater privacy and better views than other units on the same level. The private garden features natural grass, an automatic irrigation system, and direct access from the living room.

The interior boasts a contemporary design, with a very bright living-dining room, open-plan kitchen with central island and Miele appliances, and three spacious bedrooms with built-in wardrobes. All rooms enjoy excellent natural light and cross ventilation thanks to terraces with different orientations, allowing you to

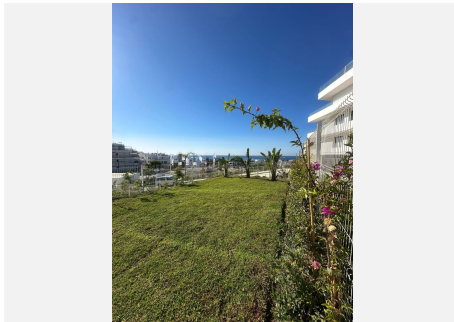
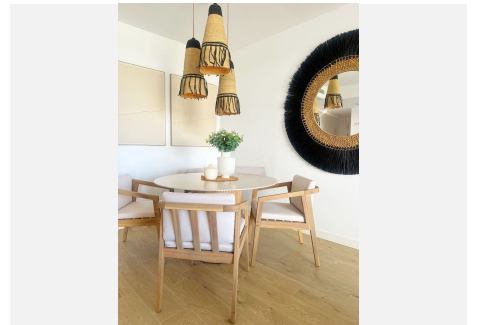
+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andalucía

enjoy the sun or cool areas depending on the time of day.

The development offers a communal swimming pool, fully equipped gym, concierge service, and controlled access with a security system. The property includes an underground parking space and a private storage room with ample storage capacity. The building has a lift and adapted access.

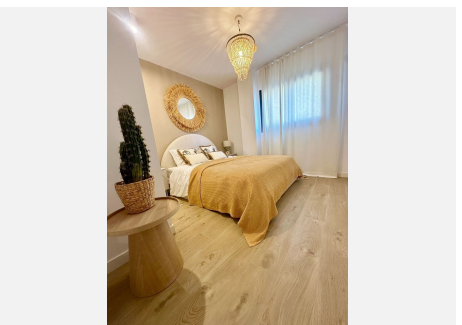
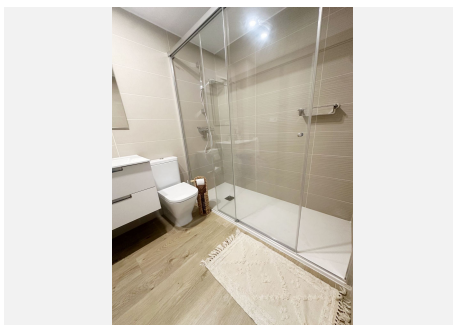
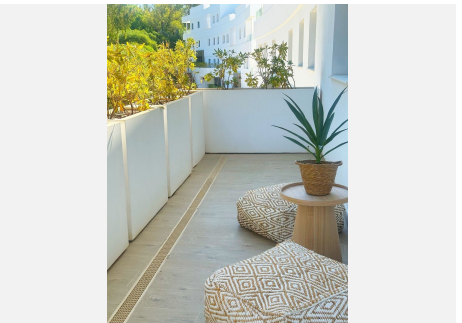
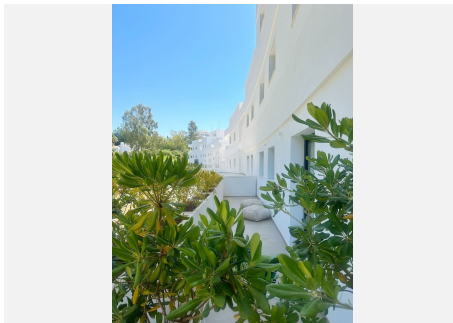
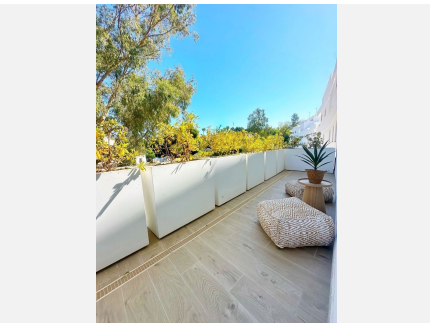
The apartment has an active tourist license, making it an excellent investment option with high profitability for holiday rentals.

Located in a growing residential area to the west of Estepona, with excellent road connections and just a few minutes from the town center. Within walking distance are quiet beaches, shops, supermarkets, restaurants, sports areas, and leisure centers. The surroundings combine proximity to nature with all the necessary amenities for comfortable living or holidays.



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