# Sales - Apartment - Estepona

## 1.400.000€

**Ref.-ID: R5255599**     **Estepona**     **Apartment**

🛏 2          🛁 2          ▨ 115 m2          ▨ 38 m2

Exclusive apartment located in the prestigious Doncella Beach complex in Estepona, directly on the beachfront and within a short walking distance of the town centre. This represents one of the last real opportunities to acquire a property of this calibre in such a prime location, making it particularly attractive from a long-term investment perspective. The apartment is situated on the ground floor and enjoys truly unique, open views of the Mediterranean Sea, Gibraltar and the African coastline, with the guarantee of no future development in front. The property is presented in immaculate condition, finished with top-quality materials and a timeless, elegant style characteristic of Doncella Beach. The layout comprises a spacious living area with large windows and direct access to the terrace and beautifully maintained gardens, a fully equipped kitchen, two comfortable bedrooms and two bathrooms, offering excellent comfort for both owners and guests. A private garage space and storage room are included. There are currently two identical apartments for sale side by side, offering a rare and exceptional opportunity to acquire both units and combine them into one outstanding beachfront residence, just a few steps from the sea, with the potential to create a 4- or even 5-bedroom property in first-line beach position — an extremely rare option in this location. The complex features 24-hour security, landscaped gardens, a heated swimming pool, spa and gym facilities, as well as direct access to the seaside promenade. The prohibition of tourist rentals ensures a peaceful and exclusive residential environment. This is a truly unique investment opportunity in one of the most sought-after areas of the Costa del Sol, with strong and sustainable long-term value growth potential.

**Setting**
- Beachfront
- Town
- Commercial Area
- Beachside
- Port
- Village
- Close To Port
- Close To Shops
- Close To Sea
- Close To Town
- Close To Schools
- Marina
- Close To Marina
- Urbanisation
- Front Line Beach Complex

**Orientation**
- North
- South

**Condition**
- Excellent

**Pool**
- Communal
- Heated
- Children`s Pool

**Climate Control**
- Air Conditioning
- Hot A/C
- Cold A/C
- U/F Heating
- U/F/H Bathrooms

**Views**
- Sea
- Beach
- Panoramic
- Garden
- Pool

**Features**
- Covered Terrace
- Lift
- Fitted Wardrobes
- Near Transport
- Private Terrace
- Satellite TV
- WiFi
- Gym
- Sauna
- Storage Room
- Utility Room
- Ensuite Bathroom
- Access for people with reduced mobility
- Marble Flooring
- Jacuzzi
- Double Glazing
- Domotics
- Restaurant On Site
- Courtesy Bus
- Near Church
- Basement
- Fiber Optic

**Furniture**
- Not Furnished

**Kitchen**
- Fully Fitted

**Garden**
- Communal
- Private
- Landscaped
- Easy Maintenance

**Security**
- Gated Complex
- Electric Blinds
- Entry Phone
- Alarm System
- 24 Hour Security
- Safe

**Parking**
- Underground
- Garage
- Covered
- Street
- More Than One
- Private
- EV charge point

**Utilities**
- Electricity
- Drinkable Water
- Telephone

**Category**
- Beachfront
- Golf
- Holiday Homes
- Investment
- Luxury
- Contemporary