

Sales - Apartment - Estepona

299.000€



Ref.-ID: R5309014

Estepona

Apartment

Community: 1,512 EUR / year

IBI: 460 EUR / year



2



1



75 m2

Frontline Marina Ground Floor Apartment | Estepona Marina Positioned on the frontline of Estepona's vibrant marina, this versatile two-bedroom, one-bathroom ground floor apartment enjoys an unbeatable setting just steps from the Mediterranean and the lively waterfront promenade. Currently operating as a commercial premises, the property offers a unique opportunity for an investor or lifestyle buyer seeking flexibility — easily convertible back into a stylish residential apartment in one of the marina's most sought-after positions. The standout feature is the enclosed terrace, offering additional usable living space all year round. Whether reimagined as a bright lounge extension, dining area, or indoor-outdoor entertaining space, it provides both privacy and practicality while still embracing the marina atmosphere. Internally, the layout allows for a comfortable open-plan living and kitchen area, two well-proportioned bedrooms, and a family bathroom. Its ground floor position ensures easy access, making it ideal for full-time living, a lock-up-and-leave coastal base, or a high-demand rental investment. Additional features include: • Private communal parking to the rear • Frontline marina position • Walking distance to beaches, restaurants, and boutiques • Excellent rental potential Surrounded by the energy of the port's cafés, restaurants, and nautical lifestyle, this is a rare opportunity to secure a flexible property in one of Estepona's most dynamic waterfront locations.

- Setting**
- ✓ Town
 - ✓ Port
 - ✓ Urbanisation

- Features**
- ✓ Covered Terrace
 - ✓ Lift
 - ✓ Fitted Wardrobes
 - ✓ Private Terrace
 - ✓ Marble Flooring
 - ✓ Double Glazing
 - ✓ Fiber Optic

- Utilities**
- ✓ Electricity

- Orientation**
- ✓ South

- Furniture**
- ✓ Not Furnished

- Category**
- ✓ Bargain
 - ✓ Holiday Homes
 - ✓ Resale

- Condition**
- ✓ Excellent

- Kitchen**
- ✓ Not Fitted

- Pool**
- ✓ Communal

- Garden**
- ✓ Communal

- Climate Control**
- ✓ Air Conditioning
 - ✓ Hot A/C
 - ✓ Cold A/C

- Security**
- ✓ Gated Complex

- Views**
- ✓ Garden
 - ✓ Pool

- Parking**
- ✓ Communal
 - ✓ Private