

## Sales - Apartment - Estepona 995.000€

www.arbatestates.com +34 606 84 36 45 +34 602 51 80 97 info@arbatestates.com











Ref.-ID: R5077690

Rubbish: 139 EUR / year

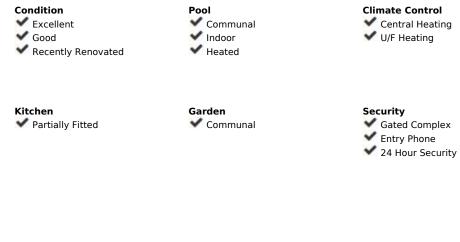
Estepona

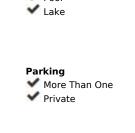
146 m2

**Apartment** 

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 m² 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 shortlongterm 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.

## Setting Orientation **✓** Beachfront South West Beachside Close To Shops Close To Sea Close To Town Close To Schools **Features** Furniture ✓ Lift ✓ Fully Furnished Fitted Wardrobes **✓** Optional ✓ Near Transport Private Terrace **✓** WiFi **✓** Gym ✓ Storage Room Marble Flooring ✓ Double Glazing Domotics Basement Category **✓** Beachfront Luxury





Views

Garden

✓ Pool