EK
ARBAT ESTATES

Sales - Apartment - Estepona

545.000€

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Ref.-ID: R5387383 **Estepona** **Apartment**

Community: 3,000 EUR / year **IBI: 600 EUR / year** **Rubbish: 150 EUR / year** **2** **3** **195 m2**

Located in an exclusive frontline beach setting on the Costa del Sol, this ground-floor apartment offers a rare lifestyle with private direct access to the beach, open sea views and a peaceful, well-maintained environment. The property features a bright living-dining area opening onto an exceptional 100 m² private terrace, perfect for outdoor living by the sea. It offers two bedrooms and two bathrooms, presented in good condition with a comfortable and practical layout. Set within the community, residents enjoy a tropical garden and swimming pool, while the apartment also benefits from a private staircase to the beach. An exceptional opportunity as a primary residence or holiday home, combining frontline beach living, generous outdoor space and the unique luxury of private beach access.

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Shops

Orientation
- ✔ South

Condition
- ✔ Excellent
- ✔ Good

Pool
- ✔ Communal

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Sea
- ✔ Panoramic

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Marble Flooring
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted
- ✔ Kitchen-Lounge

Garden
- ✔ Communal

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ 24 Hour Security

Parking
- ✔ Communal

Utilities
- ✔ Drinkable Water

Category
- ✔ Beachfront