EK
ARBAT ESTATES

Sales - Apartment - Estepona

549.000€

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Ref.-ID: R5453701 **Estepona** **Apartment**

Community: 3,000 EUR / year **IBI: 870 EUR / year** **Rubbish: 129 EUR / year** **2** **2** **138 m2** **40 m2**

Spacious Ground Floor Apartment with Direct Access to the Pool and Excellent Potential to Convert into a 3-Bedroom Apartment – Just 50 Metres from the Beach | Park Beach, Estepona An excellent opportunity to own a beautifully presented 2-bedroom, 2-bathroom ground floor apartment in the sought-after Park Beach community, ideally located in El Saladillo, close to Cancelada, Estepona, just 50 metres from the beach. The apartment offers a bright and spacious layout with a private terrace providing direct access to the beautifully maintained communal gardens and swimming pool. It is sold fully furnished and ready to move into or rent immediately. A standout feature is the potential to convert the property into a 3-bedroom apartment, adding significant value and making it an attractive option for both families and investors. The community permits tourist licences, offering excellent holiday rental and investment potential. Key Features: • Park Beach, near Cancelada, Estepona • Only 50 metres from the beach • Ground floor apartment • 2 bedrooms & 2 bathrooms • Direct access to the communal pool and gardens • Private terrace • Fully furnished • Potential to convert into a 3-bedroom apartment • Excellent investment or holiday home Ideally located close to restaurants, beach clubs, supermarkets and golf courses. Puerto Banús is just a 15-minute drive away, while Estepona town centre can be reached in approximately 7–8 minutes by car, offering the perfect balance of tranquillity and convenience. Energy Performance Certificate (EPC): • Energy Rating: E – 72.7 kWh/m²/year • CO_2 Emissions: D – 13.2 kg CO_2/m²/year

Setting
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Marble Flooring

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds

Parking
- ✔ Street Parking

Utilities
- ✔ Drinkable Water

Category
- ✔ Beachfront
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment