EK
ARBAT ESTATES

Sales - Apartment - Estepona

499.000€

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

Ref.-ID: R5524720 **Estepona** **Apartment**

Community: 2,532 EUR / year **IBI: 768 EUR / year** **Rubbish: 152 EUR / year** **3** **2** **106 m2** **246 m2**

Exclusive Ground-Floor Corner Apartment with a Spectacular Private Garden, Sea Views and All-Day Sunshine in Estepona 3 Bedrooms | 2 Bathrooms | Spectacular Outdoor Space | Sea Views | Fully Furnished Looking for a special apartment on the Costa del Sol where space, privacy, comfort and Mediterranean outdoor living come together? This beautiful ground-floor corner apartment in Estepona has it all! What truly makes this property stand out is its spectacularly large private garden with adjoining terrace, its desirable corner position and wonderful open views. Thanks to its location and generous outdoor space, you can enjoy the sunshine throughout the day, along with views of the sea. The property features 3 comfortable bedrooms and 2 bathrooms and is offered fully furnished. This means the apartment is ready to move into, whether as a permanent residence, holiday home or second home under the Spanish sun. An Outdoor Space That Makes All the Difference The exceptionally spacious garden is undoubtedly one of the absolute highlights of this apartment. A wonderful place to relax, enjoy long outdoor dinners, entertain guests or simply make the most of the sunny Costa del Sol climate. The combination of a corner position, open views and sea views makes this property particularly attractive. Here, you can enjoy the comfort of an apartment with the outdoor lifestyle of a detached home. A Residential Community with Excellent Facilities The apartment is part of an attractive residential development offering an extensive range of facilities for all ages: • Two communal swimming pools • Padel court • Fitness room • Co-working space, ideal for remote working • Multi-purpose basketball and football court Whether you want to exercise, relax, work or spend quality time with family and friends, everything is available within the community. Also Attractive as an Investment An additional advantage is that the community has voted in favour of allowing short-term rentals. The application for the required rental licence has already been submitted. This offers interesting opportunities for buyers who may wish to use the property for holiday rentals alongside personal use, subject to final approval of the licence. Key Features at a Glance • Located in Estepona, on the Costa del Sol • Ground-floor corner apartment • 3 bedrooms and 2 bathrooms • Spectacularly large private garden and generous outdoor space • Open views and sea views • Enjoy sunshine throughout the day • Offered fully furnished • Two swimming pools, padel court, gym and co-working space • Basketball and football court • Community approval vote in favour of short-term rentals • Rental licence application submitted • Storage room and parking space included A unique opportunity for anyone looking for an apartment with the outdoor space and feel of a detached home, combined with the convenience and facilities of a high-quality residential community. Discover for yourself what this exceptional property in Estepona has to offer!

Orientation
- ✔ South East Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Paddle Tennis
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden

Security
- ✔ Gated Complex

Parking
- ✔ Underground Parking

Utilities
- ✔ Electricity

Category
- ✔ Holiday Homes
- ✔ Investment