



Продажа - Апартамент - Esterona  
299.000€

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Ref.-ID: R5309014

Esterona

Апартамент

Коммунальные: 1,512 EUR / год

ИБИ: 460 EUR / год



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.

**Расположение**

- ✓ Город
- ✓ Порт
- ✓ Урбанизация

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Состояние**

- ✓ Отличное

**бассейн**

- ✓ Общий

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

**ВИД**

- ✓ Сад
- ✓ Бассейн

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты
- ✓ Оптическое волокно

**Мебель**

- ✓ Без мебели

**Кухня**

- ✓ Не оборудованная

**Сад**

- ✓ Общественный

**меры безопасности**

- ✓ Огражденный комплекс

**Парковка**

- ✓ Общая
- ✓ Приватная

**Коммунальные услуги**

- ✓ Электричество

**Категория**

- ✓ Выгодное предложение
- ✓ Дома для отдыха
- ✓ Перепродажа