



## Lejlighed i stueetagen til salg i Estepona, Estepona

1.050.000 €

Reference: R5077690    Soveværelser: 3    Badeværelser: 2    Byg Størrelse: 146m<sup>2</sup>    Terrasse: 41m<sup>2</sup>





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## Costa del Sol, Estepona

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 m<sup>2</sup> 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 shortlong-term 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.



## Funktioner:

### Funktioner

Elevator  
I nærheden af transport  
Privat terrasse  
Opbevaringsrum  
Marmorgulve  
Dobbeltvindue  
Monterede garderobereskabe  
Wifi  
Gymnastiksal  
Domotics  
Kælder

### Indstilling

Strandside  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
Beachfront

### Møbel

Fuldt møbleret

### Sikkerhed

Gated kompleks  
24 timers sikkerhed  
Indgangstelefon

### Orientering

Sydvest

### Tilstand

God  
Fremragende  
For nylig renoveret

### Køkken

Delvist monteret

### Parkering

Privat  
Mere end en

### Klimakontrol

Centralvarme  
U/f opvarmning

### Pool

Kommunal  
Opvarmet  
Indendørs

### Have

Kommunal  
**Kategori**  
Beachfront  
Luksus