



## Ground Floor Apartment for sale in El Paraiso, Estepona

**329,000 €**

Reference: R5127775 Bedrooms: 2 Bathrooms: 2 Plot Size: 167m<sup>2</sup> Build Size: 80m<sup>2</sup> Terrace: 87m<sup>2</sup>







## Costa del Sol, El Paraiso

**\*\*\*REDUCED NOV 2025\*\*\*** Spacious 2 bedroom, ground floor apartment with 54m<sup>2</sup> South Facing Private Garden! Tucked inside the tranquil Sun Garden residential complex in Estepona East, this 80m<sup>2</sup> ground-floor apartment radiates warmth, space, and a flood of natural sunlight. It features two spacious bedrooms and two sleek bathrooms, and is being sold fully furnished—ready for you to move in without lifting a finger. Once you enter you'll find a bright, expansive living room that opens directly onto a 22m<sup>2</sup> covered terrace, leading to a 54m<sup>2</sup> private south-facing garden. It's a prime spot for basking in the Mediterranean light from dawn until dusk. Further down the hallway, a fully fitted kitchen sits on the left, complete with access to a second, 11m<sup>2</sup> garden space—perfect for morning coffee. Thanks to its south-facing orientation, the apartment remains light-filled throughout the day, creating a welcoming and cheerful atmosphere. Location is another standout—just 15 minutes from Marbella and Estepona, and between 4 to 8 minutes from El Paraiso and Atalaya Golf clubs. It's a mere 10 to 15-minute stroll to the beach, with shops, restaurants, and essential services only steps away. This charming garden-level home works beautifully as a peaceful full-time residence, a chic holiday escape, or a savvy investment with high rental potential. This sought after complex rounds out the appeal with lush greenery and a meticulously maintained communal pool, offering the perfect blend of serenity and coastal lifestyle. Contact us to arrange a viewing \* Build Size 80 m<sup>2</sup> \* Plot Size 167 m<sup>2</sup> \* Ground floor \* Communal Pool \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Fully Furnished \* Air Conditioning \* Disabled Friendly \* Private Terrace \* Communal parking \* Golf resort \* 5 minutes drive to the beach \* 1 minutes drive to the shops \* Communal fees: €200,00 per month \* IBI property tax: €600,00 per annum \* Refuse fees: €180,00 per annum



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom

### Views

Garden

### Pool

Communal

### Garden

Private

### Energy Rating

E

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops

### Furniture

Fully Furnished

### Parking

Communal

### CO2 Emission Rating

E

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water