



## Ground Floor Apartment for sale in Estepona, Estepona

1,400,000 €

Reference: R5255593 Bedrooms: 2 Bathrooms: 2 Plot Size: 37m<sup>2</sup> Build Size: 116m<sup>2</sup> Terrace: 43m<sup>2</sup>





## Costa del Sol, Estepona

Exclusive apartment located in the prestigious Doncella Beach complex in Estepona, directly on the beachfront and within a short walking distance of the town centre. This is one of the last real opportunities to acquire a property of this calibre in such a prime location, making it a particularly attractive option also from a long-term investment perspective.

The apartment is situated on the ground floor and enjoys truly unique, open views of the Mediterranean Sea, Gibraltar and the African coastline, with the guarantee of no future development in front. The property is presented in immaculate condition, finished with top-quality materials and a timeless, elegant style characteristic of Doncella Beach.

The layout comprises a spacious living area with large windows and direct access to the terrace and beautifully maintained gardens, a fully equipped kitchen, two comfortable bedrooms and two bathrooms, offering excellent comfort for both owners and guests. A private garage space and storage room are included.

The complex features 24-hour security, landscaped gardens, a heated swimming pool, spa and gym facilities, as well as direct access to the seaside promenade. The prohibition of tourist rentals ensures a peaceful and exclusive residential environment. This is a unique opportunity to acquire a frontline beach property close to the town centre, in one of the most sought-after locations on the Costa del Sol, with strong and sustainable long-term value growth potential.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Sauna  
Utility Room  
Jacuzzi  
Domotics  
Restaurant On Site  
Courtesy Bus  
Near Church  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Orientation

North  
South

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating  
U/F/H Bathrooms

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Beach

### Setting

Commercial Area  
Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront  
Town  
Port  
Marina  
Close To Marina  
Front Line Beach Complex

### Condition

Excellent

### Pool

Communal  
Heated  
Children`s Pool

### Furniture

Not Furnished

### Kitchen

Fully Fitted

### Garden

Communal  
Private

### Security

Gated Complex  
24 Hour Security

### Parking

Underground  
Garage



Landscaped  
Easy Maintenance

Alarm System  
Electric Blinds  
Entry Phone  
Safe

Private  
Covered  
Open  
Street  
Communal  
More Than One

**Utilities**

Electricity  
Drinkable Water  
Telephone

**Category**

Investment  
Beachfront  
Luxury  
Contemporary