



# Ground Floor Apartment for sale in Estepona, Estepona

1,140,000 €

Reference: R5070673 Bedrooms: 2 Bathrooms: 2 Build Size: 140m<sup>2</sup> Terrace: 30m<sup>2</sup>





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## Costa del Sol, Estepona

This beautifully maintained 2-bedroom, 2-bathroom apartment is located in the prestigious La Alcazaba complex, just a short walk from the heart of Puerto Banús and the beach, with its elegant promenade, charming restaurants, and lively bars.

Recently renovated and in impeccable condition, the apartment offers generous interior space and excellent potential. For a small investment, the layout can easily be modified to create a third bedroom with an en-suite bathroom by relocating the kitchen to the living area.

The home features a spacious living and dining room that opens onto a covered terrace with direct access to the communal pool. With light pruning of the terrace greenery, partial sea views can also be enjoyed. The fully equipped kitchen includes a separate laundry area.

High-quality, newly installed double-glazed windows provide excellent insulation. Both bedrooms are fitted with full-height double built-in wardrobes, and the property is equipped with a modern alarm system for added security. Furniture is not included in the sale but may be negotiable.

Additional features include: air conditioning (hot and cold), marble floors inside and terracotta tiling outside, access to the community's lush gardens and pool area, 24-hour concierge service, gymnasium, children's pool, satellite TV, and on-site restaurant.

This is a fantastic opportunity to own a stylish and versatile beachside apartment in one of the most sought-after complexes near Puerto Banús – perfect as a permanent residence, holiday retreat, or investment.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Fiber Optic

### Views

Sea  
Garden

### Pool

Communal

### Garden

Communal

### Utilities

Telephone

### Orientation

South

### Setting

Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront

### Furniture

Optional

### Security

Gated Complex  
Alarm System

### Category

Beachfront  
Luxury

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Renovated

### Kitchen

Partially Fitted

### Parking

Private