



# Begane grond appartement te koop in Estepona, Estepona

299.000 €

Referentie: R5309014 Slaapkamers: 2 Badkamers: 1 Perceelgrootte: 75m<sup>2</sup> Terras: 13m<sup>2</sup>





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## Costa del Sol, Estepona

### 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 reimaged 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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Privéterras  
Marmeren vloeren  
Dubbele beglazing  
Gemonteerde kasten  
Glasvezel

### Uitzicht

Tuin  
Pool

### Zwembad

Gemeenschappelijk

### Tuin

Gemeenschappelijk

### Voorzieningen

Elektriciteit

### CO2 Emission Rating

F

### Zonorientatie

Zuiden

### Ligging

Verstedelijking  
Dorp  
Haven

### Meubilering

Niet ingericht

### Beveiliging

Gated Complex

### Categorie

Vakantiehuizen  
Koopje  
Wederverkoop

### Klimaatbeheersing

Airconditioning  
Koud A/C  
Hete a/c

### Huidige Staat

Uitstekend

### Keuken

Niet gemonteerd

### Parkeergelegenheid

Privé  
Gemeenschappelijk  
Energiebeoordeling  
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