

**Sales - Apartment - Estepona**  
**415.000€**



**Ref.-ID: MIBGR5426596**

**Estepona**

**Apartment**

**Community: 1,848 EUR / year**

**IBI: 533 EUR / year**

**Rubbish: 134 EUR / year**



**3**



**2**



**89 m2**

Ground Floor Apartment with Exceptional 100 m<sup>2</sup> Terrace in Selwo, Estepona Situated within a sought-after residential community on Estepona's New Golden Mile, this spacious three-bedroom ground floor apartment presents a fantastic opportunity to acquire a home with exceptional outdoor space, generous proportions, and outstanding potential. Occupying a desirable corner position, the property enjoys enhanced privacy, an abundance of natural light, and one of the largest private terraces within the community. While the apartment would benefit from updating, particularly the kitchen and bathrooms, it offers an excellent foundation for buyers looking to create a home tailored to their own style and requirements. The true highlight is undoubtedly the impressive 100 m<sup>2</sup> private terrace—one of the largest within the community—designed for year-round Mediterranean living. Recently enhanced with a dedicated outdoor kitchen area, it offers the perfect foundation for buyers wishing to create an exceptional alfresco entertaining space. This remarkable terrace provides endless possibilities for relaxing, entertaining, and enjoying outdoor dining with family and friends. Inside, the apartment offers bright and well-proportioned accommodation throughout. The open-plan living and dining area enjoys direct access to the terrace, creating a seamless connection between the interior and exterior living spaces. The property comprises two generous double bedrooms together with a versatile third room, ideal as a single bedroom, nursery, home office, or study. There are two bathrooms, both offering excellent scope for modernisation, while the fully fitted kitchen provides a practical layout with fantastic potential for refurbishment. Key Features

- \* Three bedrooms
- \* Two bathrooms
- \* Expansive 100 m<sup>2</sup> private terrace
- \* Dedicated outdoor kitchen area ready to be completed
- \* Desirable corner position offering additional privacy and natural light
- \* Spacious open-plan living and dining area
- \* Ground floor apartment with easy single-level access
- \* Private parking space
- \* Beautifully maintained communal gardens
- \* Communal swimming pool

Location Located in the peaceful and well-established area of Selwo, Estepona, the property enjoys an excellent position on the New Golden Mile, just a short drive from Estepona town centre, San Pedro Alcántara, and Marbella. Residents benefit from easy access to supermarkets, restaurants, international schools, renowned golf courses, sports facilities, and the beautiful beaches of the Costa del Sol. Selwo Aventura, one of the area's most popular attractions, is also just moments away, making this an ideal location for both permanent living and holiday use. A Home Full of Potential Properties offering this combination of generous internal accommodation, exceptional outdoor space, and a prime corner position are rarely available. With enormous potential to modernise and personalise, this apartment represents an outstanding opportunity for buyers seeking a permanent residence, holiday home, or investment property in one of Estepona's most desirable residential locations. Whether you're looking to create your forever home, a stylish lock-up-and-leave holiday retreat, or a property with excellent long-term investment potential, this apartment offers an exciting opportunity to make it your own. Arrange Your Viewing If you're looking for a home with exceptional outdoor space, an enviable corner position, and the opportunity to create something truly special, this apartment is not to be missed.

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| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Sea</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul> | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> </ul>    | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Fair</li> </ul>   | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ Fireplace</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Garden</li> </ul> | <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> </ul> |
| <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Not Furnished</li> </ul>  | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Private</li> <li>✓ Easy Maintenance</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Open</li> <li>✓ Private</li> </ul>  | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Resale</li> </ul>                                 |  |