MIBGROUP.ES

Sales - Apartment - Estepona

320.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es











Ref.-ID: MIBGR5146729 **Estepona** **Apartment**

Community: 840 EUR / year **2** **1** **79 m2**

Prime Frontline Beach Apartment on Estepona's Serene Playa de Guadalobón Idyllic Beachfront Location: Positioned directly on Playa de Guadalobón, Estepona's tranquil western beach known for its golden sands, clear Mediterranean waters, and family-friendly shallow entry—perfect for relaxed coastal living with low crowds and natural beauty where the Guadalobón river meets the sea. Convenient Yet Peaceful Setting: Enjoy a quiet beach area with a massive parking lot right at the entrance, just a 5-minute drive from Estepona's vibrant city center and a 3-minute drive from the lively Puerto Deportivo de Estepona marina, blending serenity with easy access to dining, boating, and urban amenities. Comfortable and Modern Layout: This west-facing 79 m² apartment on the 4th floor (with elevator) offers 2 bedrooms, 1 bathroom, a terrace and balcony for stunning sunset views, air conditioning for year-round comfort, plus a community pool and garden for leisure. Ultimate Coastal Retreat: Ideal for those seeking a harmonious mix of beachside tranquility and proximity to Estepona's charm, in a region celebrated for its uncrowded shores and scenic promenades. Embrace frontline beach living at its finest on Playa de Guadalobón, a serene 2,500-meter stretch of sand and gravel in Estepona, renowned for its clean, shallow waters ideal for families, moderate waves, and a peaceful ambiance with occupancy rates typically between 30-70% even in summer. The beach's urban-wetland environment creates a unique blend of natural landscapes, with the Guadalobón river flowing into the Mediterranean, offering open horizons and a refreshing breeze—making it a hidden gem for walks and relaxation away from busier spots. This west-oriented apartment maximizes evening light and sunsets from its private terrace and balcony, with a compact yet functional 79 m² layout featuring two bedrooms, one bathroom, and bright interiors. Essential amenities include air conditioning to combat the warm Andalusian climate, an elevator for convenient access to the exterior 4th-floor position, and shared facilities like a swimming pool and garden that enhance the resort-like feel. Location perks abound: a huge parking lot directly in front ensures stress-free arrivals, while the property's quiet beachside position is only about 3-4 km (roughly 5 minutes by car) from Estepona's historic town center, home to flower-lined streets, markets, and cultural sites. Similarly, the Puerto Deportivo de Estepona—a modern marina with berths, restaurants, and water activities—is a quick 3-minute drive (around 2-3 km), providing easy options for boating or evening outings. This setup offers the best of both worlds: seclusion on a less-crowded beach with quick connectivity to Estepona's amenities, including nearby golf courses and the town's 21 km of coastline. In Estepona's dynamic property market, frontline beach apartments like this are prized for their direct sea access, panoramic views, and community features, often in developments emphasizing luxury and nature integration—making it a smart choice for investment or lifestyle. Huge parking lot at entrance; frontline on Playa de Guadalobón; ~5 min drive to city center; ~3 min to Puerto Deportivo Beach Highlights 2,500 m long sandy/gravel shore; clean, shallow, family-friendly; quiet with natural river estuary This apartment captures the allure of Estepona's western beaches, promising a lifestyle of calm waterside days and convenient explorations.

Setting
- ✔ Beachfront
- ✔ Town
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation
- ✔ Front Line Beach Complex

Orientation
- ✔ West Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain Views
- ✔ Garden Views
- ✔ Courtyard Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Paddle Tennis
- ✔ Tennis Court
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Open Parking
- ✔ Street Parking
- ✔ Communal Parking