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Sales - Apartment - Estepona

449.000€

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Ref.-ID: MIBGR5340958 **Estepona** **Apartment**

Community: 2,700 EUR / year **IBI: 550 EUR / year** **2** **2** **86 m2** **42 m2**

GROUND FLOOR APARTMENT | ONE 80 SUITES · ESTEPONA Panoramic Sea Views · Private Garden · South-Facing · Tourist License Allowed A rare find on the Costa del Sol - a ground floor apartment that genuinely delivers on its promise of views, light, and outdoor living from the moment you step inside. Situated in the boutique development of One 80 Suites, this south-facing residence was designed around its landscape. Floor-to-ceiling windows frame an uninterrupted panorama of the Mediterranean from the living area, while the seamless connection between interior and exterior makes the boundary between the two almost disappear entirely. The space offers 74 m² of thoughtfully finished interior, opening directly onto an impressive 52 m² terrace and an exclusive 42 m² private garden — a combination that is increasingly difficult to find at this price point on the Costa del Sol. 2 well-proportioned bedrooms, 2 modern bathrooms, and a contemporary open-plan kitchen and living area finished to an excellent standard throughout. South orientation guarantees natural light all day, every day. The development offers residents a pool, fitness centre, underground parking, EV charging, and storage - all within a fully gated and secured community. The community allows short-term rentals (the apartment has a tourist license. Perfectly positioned between Estepona's beach promenade and the glamour of Puerto Banús and Marbella, both reachable within 15 minutes. Málaga and Gibraltar airports are equally accessible.

Setting
- ✔ Town
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South East Orientation

Condition
- ✔ Excellent Condition
- ✔ New Construction

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Sea Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Gym
- ✔ Storage Room
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Underground Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Resale
- ✔ Contemporary