

Sales - Apartment - Estepona

299.000€

Estepona

Apartment

Community: 1,512 EUR / year

IBI: 460 EUR / year



2



1



75 m2

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 reimagined 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.

Setting

- ✓ Town
- ✓ Port
- ✓ Urbanisation

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

Kitchen

- ✓ Not Fitted

Utilities

- ✓ Electricity

Orientation

- ✓ South

Views

- ✓ Garden
- ✓ Pool

Garden

- ✓ Communal

Category

- ✓ Bargain
- ✓ Holiday Homes
- ✓ Resale

Condition

- ✓ Excellent

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Fiber Optic

Security

- ✓ Gated Complex

Pool

- ✓ Communal

Furniture

- ✓ Not Furnished

Parking

- ✓ Communal
- ✓ Private

















