

Sales - Apartment - Estepona

649.000€

Estepona

Apartment

Community: 3,000 EUR / year IBI: 870 EUR / year

Rubbish: 129 EUR / year



2



2



138 m2



40 m2

Spacious Ground Floor Apartment with Direct Access to the Pool and Excellent Potential to Convert into a 3-Bedroom Apartment – Just 50 Metres from the Beach | Park Beach, Estepona An excellent opportunity to own a beautifully presented 2-bedroom, 2-bathroom ground floor apartment in the sought-after Park Beach community, ideally located in El Saladillo, close to Cancelada, Estepona, just 50 metres from the beach. The apartment offers a bright and spacious layout with a private terrace providing direct access to the beautifully maintained communal gardens and swimming pool. It is sold fully furnished and ready to move into or rent immediately. A standout feature is the potential to convert the property into a 3-bedroom apartment, adding significant value and making it an attractive option for both families and investors. The community permits tourist licences, offering excellent holiday rental and investment potential. Key Features: • Park Beach, near Cancelada, Estepona • Only 50 metres from the beach • Ground floor apartment • 2 bedrooms & 2 bathrooms • Direct access to the communal pool and gardens • Private terrace • Fully furnished • Potential to convert into a 3-bedroom apartment • Excellent investment or holiday home Ideally located close to restaurants, beach clubs, supermarkets and golf courses. Puerto Banús is just a 15-minute drive away, while Estepona town centre can be reached in approximately 7-8 minutes by car, offering the perfect balance of tranquillity and convenience. Energy Performance Certificate (EPC): • Energy Rating: E – 72.7 kWh/m²/year • CO₂ Emissions: D – 13.2 kg CO₂/m²/year

Setting

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

Kitchen

- ✓ Fully Fitted

Utilities

- ✓ Drinkable Water

Orientation

- ✓ South

Views

- ✓ Garden

Garden

- ✓ Communal
- ✓ Private

Category

- ✓ Beachfront
- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment

Condition

- ✓ Excellent
- ✓ Good

Features

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Marble Flooring

Security

- ✓ Gated Complex
- ✓ Electric Blinds

Pool

- ✓ Communal

Furniture

- ✓ Fully Furnished

Parking

- ✓ Street

















































