



**Sales - Apartment - Estepona**  
**565.000€**

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

**Ref.-ID: MIBGR5300740**

**Estepona**

**Apartment**

**Community: 3,000 EUR / year IBI: 600 EUR / year**

**Rubbish: 150 EUR / year**



**2**



**3**



**195 m<sup>2</sup>**

Located in an exclusive frontline beach setting on the Costa del Sol, this ground-floor apartment offers a rare lifestyle with private direct access to the beach, open sea views and a peaceful, well-maintained environment. The property features a bright living-dining area opening onto an exceptional 100 m<sup>2</sup> private terrace, perfect for outdoor living by the sea. It offers two bedrooms and two bathrooms, presented in good condition with a comfortable and practical layout. Set within the community, residents enjoy a tropical garden and swimming pool, while the apartment also benefits from a private staircase to the beach. An exceptional opportunity as a primary residence or holiday home, combining frontline beach living, generous outdoor space and the unique luxury of private beach access.

**Setting**  
✓ Beachfront  
✓ Beachside  
✓ Close To Shops

**Orientation**  
✓ South

**Condition**  
✓ Excellent  
✓ Good

**Pool**  
✓ Communal

**Climate Control**  
✓ Air Conditioning  
✓ Central Heating  
✓ U/F/H Bathrooms

**Views**  
✓ Sea  
✓ Panoramic

**Features**  
✓ Covered Terrace  
✓ Fitted Wardrobes  
✓ Near Transport  
✓ Private Terrace  
✓ Satellite TV  
✓ WiFi  
✓ Storage Room  
✓ Utility Room  
✓ Marble Flooring  
✓ Basement  
✓ Fiber Optic

**Furniture**  
✓ Fully Furnished

**Kitchen**  
✓ Partially Fitted  
✓ Kitchen-Lounge

**Garden**  
✓ Communal

**Security**  
✓ Gated Complex  
✓ Electric Blinds  
✓ 24 Hour Security

**Parking**  
✓ Communal

**Utilities**  
✓ Drinkable Water

**Category**  
✓ Beachfront





