



# Wohnung im Erdgeschoss zum Verkauf in Estepona, Estepona

1.300.000 €

Referenz: R5255599 Schlafzimmer: 2 Badezimmer: 2 Grundstücksgröße: 38m<sup>2</sup> Garten: 115m<sup>2</sup> Terrasse: 43m<sup>2</sup>





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## Costa del Sol, Estepona

Exclusive apartment located in the prestigious Doncella Beach complex in Estepona, directly on the beachfront and within a short walking distance of the town centre. This represents one of the last real opportunities to acquire a property of this calibre in such a prime location, making it particularly attractive from a long-term investment perspective.

The apartment is situated on the ground floor and enjoys truly unique, open views of the Mediterranean Sea, Gibraltar and the African coastline, with the guarantee of no future development in front. The property is presented in immaculate condition, finished with top-quality materials and a timeless, elegant style characteristic of Doncella Beach.

The layout comprises a spacious living area with large windows and direct access to the terrace and beautifully maintained gardens, a fully equipped kitchen, two comfortable bedrooms and two bathrooms, offering excellent comfort for both owners and guests. A private garage space and storage room are included.

There are currently two identical apartments for sale side by side, offering a rare and exceptional opportunity to acquire both units and combine them into one outstanding beachfront residence, just a few steps from the sea, with the potential to create a 4- or even 5-bedroom property in first-line beach position – an extremely rare option in this location.

The complex features 24-hour security, landscaped gardens, a heated swimming pool, spa and gym facilities, as well as direct access to the seaside promenade. The prohibition of tourist rentals ensures a peaceful and exclusive residential environment. This is a truly unique investment opportunity in one of the most sought-after areas of the Costa del Sol, with strong and sustainable long-term value growth potential.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Satellitenfernsehen  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Fitnessstudio  
Sauna  
Versorgungsraum  
Whirlpool  
Domotik  
Restaurant vor Ort  
Höflichkeitsbus  
In der Nähe der Kirche  
Keller  
Glasfaser  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Meer  
Panorama  
Garten  
Pool  
Strand

### Pool

Gemeinschaft  
Erhitzt  
Kinderpool

### Garten

### Orientierung

Norden  
Süden

### Einstellung

Gewerbegebiet  
Strand  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Strand  
Stadt  
Hafen  
Dorf  
Yachthafen  
In der Nähe von Marina  
Front Line Beach Complex

### Möbel

Nicht eingerichtet

### Sicherheit

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.  
U/f Heizung  
U/f/h Badezimmer

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken



Gemeinschaft

Privat

Angelegt

Einfache Wartung

**Versorgungsunternehmen**

Strom

Trinkbares Wasser

Telefon

Gated Complex

24 -Stunden -Sicherheit

Alarmanlage

Elektrische Jalousien

Eingabetelefon

Sicher

**Kategorie**

Ferienhäuser

Investition

Strand

Golf

Luxus

Zeitgenössisch

Unterirdisch

Garage

Privat

Bedeckt

Straße

Mehr als eins