



## Ground Floor Apartment for sale in Estepona, Estepona

**1,400,000 €**Reference: R5255599 Bedrooms: 2 Bathrooms: 2 Plot Size: 38m<sup>2</sup> Build Size: 115m<sup>2</sup> Terrace: 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.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Sauna  
Utility Room  
Jacuzzi  
Domotics  
Restaurant On Site  
Courtesy Bus  
Near Church  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea Views  
Panoramic  
Garden  
Pool  
Beach

### Pool

Communal  
Heated  
Children`s Pool

### Garden

### Orientation

North  
South

### Setting

Commercial Area  
Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront  
Town  
Port  
Village  
Marina  
Close To Marina  
Front Line Beach Complex

### Furniture

Not Furnished

### Security

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking



Communal  
Private Garden  
Landscaped  
Easy Maintenance

**Utilities**

Electricity  
Drinkable Water  
Telephone

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

**Category**

Holiday Homes  
Investment  
Beachfront  
Golf  
Luxury  
Contemporary

Underground  
Garage  
Private  
Covered  
Street  
More Than One