



# Ground Floor Apartment for sale in Estepona, Estepona

445,000 €

Reference: R5340958 Bedrooms: 2 Bathrooms: 2 Plot Size: 42m<sup>2</sup> Build Size: 86m<sup>2</sup> Terrace: 52m<sup>2</sup>





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## Costa del Sol, Estepona

### GROUND FLOOR APARTMENT | ONE 80 SUITES · ESTEPONA

Panoramic Sea Views · Private Garden · South-Facing

A rare find on the Costa del Sol - a ground floor apartment that genuinely delivers on its promise of views, light, and outdoor living from the moment you step inside.

Situated in the boutique development of One 80 Suites, this south-facing residence was designed around its landscape. Floor-to-ceiling windows frame an uninterrupted panorama of the Mediterranean from the living area, while the seamless connection between interior and exterior makes the boundary between the two almost disappear entirely.

The space offers 74 m<sup>2</sup> of thoughtfully finished interior, opening directly onto an impressive 52 m<sup>2</sup> terrace and an exclusive 42 m<sup>2</sup> private garden – a combination that is increasingly difficult to find at this price point on the Costa del Sol.

2 well-proportioned bedrooms, 2 modern bathrooms, and a contemporary open-plan kitchen and living area finished to an excellent standard throughout. South orientation guarantees natural light all day, every day.

The development offers residents a pool, fitness centre, underground parking, EV charging, and storage - all within a fully &nbsp;gated &nbsp;and &nbsp;secured &nbsp;community.

Perfectly &nbsp;positioned &nbsp;between Estepona's beach &nbsp;promenade and the glamour of Puerto &nbsp;Banús and Marbella, &nbsp;both &nbsp;reachable within &nbsp;15 minutes. &nbsp;Málaga &nbsp;and &nbsp;Gibraltar &nbsp;airports &nbsp;are &nbsp;equally &nbsp;accessible.



## Features:

### Features

Near Transport  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
Gym

### Views

Sea Views

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South East

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Resale  
Contemporary

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground