



# Begane grond appartement te koop in Estepona, Estepona

1.400.000 €

Referentie: R5255599 Slaapkamers: 2 Badkamers: 2 Plotgrootte: 38m<sup>2</sup> Perceelgrootte: 115m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
WiFi  
Sportschool  
Sauna  
Bijkeuken  
Jacuzzi  
Domotics  
Restaurant op locatie  
Hotelbusje  
Buurt van een kerk  
Kelder  
Optische vezel  
Access for people with reduced mobility  
**Uitzicht**  
Zeezicht  
Weids  
Garden Views  
Pool Bekeken  
uitzicht op het strand

### Zonorientatie

noorden  
zuiden

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C  
Vloerverwarming  
Vloerverwarming Badkamers

### Zwembad

Gemeenschappelijk zwembad  
verwarmd zwembad  
Children`s Pool

### Ligging

Commerciële omgeving  
Dicht bij strand  
Dichtbij haven  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Eerstelijns strand  
Stad  
Haven  
Dorp  
Jachthaven  
Dichtbij jachthaven  
Eerste lijn strandontwikkeling

### Huidige Staat

Uitstekende conditie

### Meubilering

Ongemeubileerd

### Keuken

Volledig ingerichte keuken

### Tuin

### Beveiliging

### Parkeergelegenheid



gemeenschappelijke tuin  
private Garden  
aangelegde tuin  
Makkelijk te onderhouden tuin

**Voorzieningen**

Elektriciteit  
Drinkwater  
Telefoon

Omheind complex  
24 -uurs beveiliging  
Alarmsysteem  
Elektrische rolluiken  
Deurbel met intercom  
Kluis

**Categorie**

Vakantiehuis  
Investering  
Aan zee  
Golf  
Luxe  
Modern

ondergrondse parkeergarage  
garage  
private Parking  
overdekte parkeerplaats  
parkeren op straat  
More Than One