



## Ground Floor Apartment for sale in Estepona, Estepona

299,000 €

Reference: R5309014 Bedrooms: 2 Bathrooms: 1 Build Size: 75m<sup>2</sup> Terrace: 13m<sup>2</sup>





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## Costa del Sol, Estepona

### Frontline Marina Ground Floor Apartment | Estepona Marina

Positioned on the frontline of Estepona's vibrant marina, this versatile two-bedroom, one-bathroom ground floor apartment enjoys an unbeatable setting just steps from the Mediterranean and the lively waterfront promenade.

Currently operating as a commercial premises, the property offers a unique opportunity for an investor or lifestyle buyer seeking flexibility – easily convertible back into a stylish residential apartment in one of the marina's most sought-after positions.

The standout feature is the enclosed terrace, offering additional usable living space all year round. Whether reimaged as a bright lounge extension, dining area, or indoor-outdoor entertaining space, it provides both privacy and practicality while still embracing the marina atmosphere.

Internally, the layout allows for a comfortable open-plan living and kitchen area, two well-proportioned bedrooms, and a family bathroom. Its ground floor position ensures easy access, making it ideal for full-time living, a lock-up-and-leave coastal base, or a high-demand rental investment.

Additional features include:

- Private communal parking to the rear
- Frontline marina position
- Walking distance to beaches, restaurants, and boutiques
- Excellent rental potential

Surrounded by the energy of the port's cafés, restaurants, and nautical lifestyle, this is a rare opportunity to secure a flexible property in one of Estepona's most dynamic waterfront locations.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Fiber Optic

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### CO2 Emission Rating

F

### Orientation

South

### Setting

Urbanisation  
Town  
Port

### Furniture

Not Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Bargain  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Not Fitted

### Parking

Private  
Communal

### Energy Rating

G