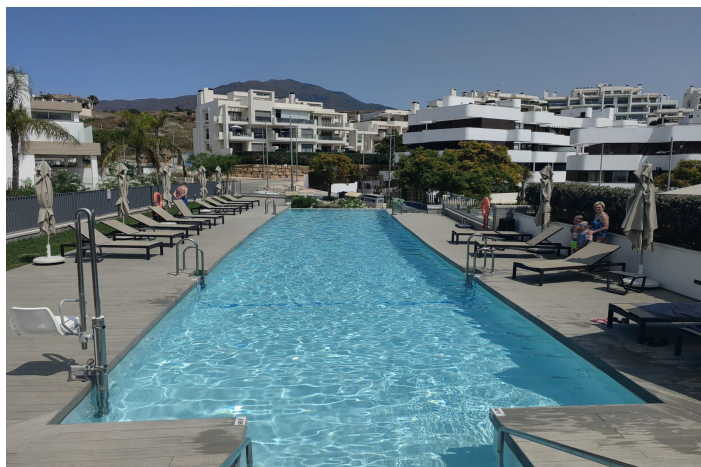




## Ground Floor Apartment for sale in Estepona, Estepona

565.000 €

Reference: R5061067 Bedrooms: 3 Bathrooms: 2 Build Size: 150m<sup>2</sup> Terrace: 52m<sup>2</sup>





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## Costa del Sol, Estepona

Exclusive Listing – Elevated Ground Floor 3-Bedroom Apartment in South Sand III, Las Mesas Welcome to this elegant and contemporary 3-bedroom apartment in the sought-after South Sand III urbanisation, perfectly positioned, one of the most desirable streets in Las Mesas, Estepona. Situated on an elevated ground floor, this spacious apartment offers an ideal blend of modern comfort and Mediterranean charm. The layout features a welcoming entrance lobby that leads to an open-plan living, dining, and kitchen area. The fully fitted modern kitchen is equipped with top-quality appliances and connects seamlessly with a bright living space, opening onto a generous east-facing covered terrace with partial sea views, the perfect spot for relaxed mornings or al fresco dining. The apartment comprises three well-proportioned bedrooms, including a spacious master suite with a large en-suite bathroom featuring a walk-in shower and double vanity. The master bedroom also has direct access to the terrace. A separate corridor leads to the two guest bedrooms, both with built-in wardrobes and access to a second terrace, complete with an outdoor lounge and sunbeds –ideal for private sunbathing or evening relaxation. A stylish guest bathroom with an extra-large walk-in shower and a separate laundry room with washing machine and dryer add further convenience. Key Features: \* 3 Bedrooms | 2 Bathrooms (1 en-suite) \* Fully equipped open-plan kitchen \* 2 spacious terraces with outdoor living areas \* Partial sea views \* Separate laundry room \* Contemporary design and high-end finishes \* 25 m<sup>2</sup> private storeroom \* Two large underground parking spaces Urbanisation Highlights: \* State-of-the-art gym \* Spa with jacuzzi, sauna, and massage shower \* Outdoor communal kitchen and entertainment area \* Beautiful swimming pool, children's pool, and solarium Just a few minutes' walk from supermarkets, restaurants, bars, the Las Mesas Gym and Paddle Club, and the bustling Estepona Marina, this apartment is ideally located for both year-round living and holiday enjoyment. With excellent rental potential, this property represents a fantastic investment opportunity on the Costa del Sol.



## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Doppio vetro  
Armadi a muro  
Palestra  
Sauna  
Sala giochi  
Ripostiglio  
Jacuzzi  
Barbecue  
Domotica  
Fibra ottica  
Accesso per le persone con mobilità ridotta

### Viste

Mare  
Montagna  
Città  
Strada

### Piscina

Condominiale  
Piscina per bambini

### Giardino

Condominiale  
Paesaggistico  
Di facile manutenzione

### Utility

Elettricità  
Acqua potabile

### Orientamento

Est

### Collocamento

Vicino al porto  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
Città  
Vicino al porto

### Mobilia

Completamente arredato

### Sicurezza

Complesso residenziale privato  
Sistema di allarme  
Persiane elettriche  
Citofono

### Categoria

Case di vacanza  
Investimento  
Golf  
Lusso  
Rivendita  
Contemporary

### Climate Control

Aria condizionata  
Freddo a/c  
Caldo a/c

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Sotterraneo  
Privato  
Più di uno

### Valutazione energetica

C

### Valutazione delle emissioni di CO2

B

