



## 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  
 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



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Communal  
Private  
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