



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>





## 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

**Orientation**

- North
- South

**Climate Control**

- Air Conditioning
- Cold A/C
- Hot A/C
- U/F Heating
- U/F/H Bathrooms

**Views**

- Sea
- Panoramic
- Garden
- Pool
- Beach

**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

**Condition**

- Excellent

**Pool**

- Communal
- Heated
- Children`s Pool

**Furniture**

- Not Furnished

**Kitchen**

- Fully Fitted

**Garden**

**Security**

**Parking**



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