



GARTENAPARTMENT MIT 2 SCHLAFZIMMER

📍 Estepona

REF# R5309014 – 299.000€

IBI

460 €/JAHR

Wohngeld

1512 €/JAHR



2

Schlafzimmer



1

Bäder



75 m²

Built



13 m²

Terrace

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-

VILLA ONE Luxury Homes **T** | +34 687 83 44 03 **E** | info@villaone.es **W** | villaone.es

D | Avda. Ricardo Soriano, 72, Edif. Golden B, 1ª Planta, (29601) Marbella, Málaga, España.

after positions. The standout feature is the enclosed terrace, offering additional usable living space all year round. Whether reimagined 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.

