



## Ground Floor Apartment for sale in Estepona, Estepona

**275.000 €**

Referenz: R5210644 Schlafzimmer: 1 Badezimmer: 1 Garten: 48m<sup>2</sup> Terrasse: 18m<sup>2</sup>





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## Costa del Sol, Estepona

### Ground Floor Apartment with Terrace and Private Patio in Edificio Martín Méndez, Estepona

This charming ground floor apartment is located in the beautiful Edificio Martín Méndez, right in the heart of Estepona, on the first line of the beach. The property perfectly combines comfort, convenience, and Mediterranean charm, offering an exceptional lifestyle by the sea.

Upon entering, you'll find a spacious living room on the right-hand side – a bright and welcoming area ideal for relaxing or entertaining. From here, you can step out onto a large enclosed terrace, perfect for enjoying the sea breeze all year round.

From the entrance hall, you can also access the fully equipped kitchen, which leads to a private patio – a tranquil and shaded space where you can unwind and enjoy peaceful moments during the warmer months.

Directly opposite the entrance is a guest bathroom, and to the left of it, you'll find a comfortable bedroom, designed for restful nights and cozy living.

The location of this apartment is truly unbeatable:

- Just 1 minute from the Tennis Center and IES Mediterráneo School
- Only 1 minute's walk to the beach, with a wide selection of restaurants and cafés offering diverse international cuisine
- And just 5 minutes on foot to Estepona's charming historic center, where you can explore cobbled streets, boutique shops, and traditional Andalusian squares.

Additionally, short-term rentals are permitted in this urbanization, making it an excellent investment opportunity for those seeking a property with great rental potential in one of Estepona's most desirable locations.

This ground floor apartment in Edificio Martín Méndez offers the perfect combination of seaside living, urban convenience, and authentic Andalusian atmosphere – ideal both as a permanent home and as a holiday retreat.



## Eigenschaften:

### Merkmale

In der Nähe des Transports  
Private Terrasse  
Lagerraum

### Orientierung

Süden  
Südost

### Einstellung

Gewerbegebiet  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Strand  
Stadt  
Yachthafen  
In der Nähe von Marina  
Front Line Beach Complex

### Zustand

Gerecht  
Parken  
Unterirdisch

### Möbel

Voll eingerichtet  
Versorgungsunternehmen  
Strom  
Gas

### Küche

Voll ausgestattet  
Kategorie  
Ferienhäuser  
Investition  
Strand  
Zeitgenössisch