



# Ground Floor Apartment for sale in El Presidente, Estepona

495.000 €

Referenz: R5318917 Schlafzimmer: 2 Badezimmer: 2 Garten: 154m<sup>2</sup>





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## Costa del Sol, El Presidente

This 2 bed corner apartment, with private garden, is set within a high quality beachside urbanisation of El Presidente, just minutes walking to the beach.

A private gated entry leads from the front door, into a square hallway. A spacious separate kitchen with an open serving hatch, over looks the large living room.

This impressive room with dining area has a triple aspect windows offering natural light into the property. The attractive fireplace is a focal point.

Large folding doors lead out to the covered terrace, perfect for 'al fresco' dining.

Master bedroom has an ensuite bathroom, with doors leading to the west facing terrace. The second bedroom is also a spacious double room.

Both bedrooms both have built in wardrobes.

Central :A/C and heating throughout.

The private fenced garden which surrounds the west and north borders of the property is an attractive feature, with it's tropical flora and fauna making it a very private property.,

To one end of the terrace, there are fitted cupboards offering plenty of storage.

Heating and air conditioning. Ample communal parking.

The garden has its own private gate to the well kept community gardens with easy access to one of the smaller and attractive swimming pools.

There is also a large pool and a heated pool for the all year round swimmers.

Walking distance to: BEACH, excellent restaurants, and supermarket.

Only a few minutes drive to the famous Puerto Banus. Easy access to both directions of the A7.

**BIG PLUS:** Tourist licences are allowed within this community, therefore as this location is much sought after, it is a worthy investment It may also be possible to create a 3rd bedroom..



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Badezimmer  
Marmorböden  
Einstellungsschränke  
W-lan  
Zugang für Menschen mit reduzierter

Mobilität

### Ansichten

Garten

### Pool

Gemeinschaft  
Erhitzt

### Garten

Gemeinschaft  
Privater Garten  
Einfache Wartung

### Kategorie

Ferienhäuser  
Golf  
Wiederverkauf

### Orientierung

West  
Südwesten

### Einstellung

Strand  
In der Nähe von Golf  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Schulen

### Möbel

Optional

### Parken

Offen  
Gemeinschaft

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.  
Kamin

### Zustand

Gut

### Küche

Voll ausgestattet

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Telefon