



|  |                   |
|--|-------------------|
|  | Apartment         |
|  | 420.000€          |
|  | Estepona          |
|  | 2                 |
|  | 2                 |
|  | 105m <sup>2</sup> |
|  | 0m <sup>2</sup>   |

Front-Line South-Facing Apartment in Estepona Marina – Stunning Views, Large Terrace, and Rooftop Gardens and Pools! Indulge in prime coastal living with this spacious, south-facing first-floor apartment in the heart of Estepona's vibrant marina. Boasting breathtaking views over the marina and sea, this 105 m<sup>2</sup> gem features 2 bedrooms, 2 bathrooms, and a host of modern comforts, making it ideal for full-time residency or lucrative holiday rentals. Recently renewed rental licence (registered 1 July 2025) ensures seamless investment potential. Accessed via a short flight of steps from the marina, it's just minutes from restaurants, bars, supermarkets, and the bustling port – all while offering privacy and tranquility. Key Features: Expansive Terrace & Outdoor Living: Huge terrace with space for 6-person dining, loungers, and coffee seating; accessible via three patio doors from the lounge and both bedrooms, complete with sun shades (toldos) for summer comfort. Open-Plan Interiors: Bright lounge/dining area with a refurbished modern kitchen, room for a full dining table and sofas – perfect for entertaining. Luxurious Bedrooms & Bathrooms: Two large bedrooms with double wardrobes and space for king-size beds; master en suite with walk-in shower, dual basins, WC, and bidet; family bathroom featuring a whirlpool bathtub, basin, and WC. Modern Essentials: Double-glazed sliding windows with persiana shutters in bedrooms, individual air conditioning units in all rooms, and fibre internet availability. Community Amenities: Two private rooftop swimming pools with gardens for exclusive relaxation; secure community parking accessed from the rear, plus a dedicated storage room (trastero). Prime Location & Orientation: South-facing for all-day sun; 1st-floor exterior position with easy access to Estepona's marina lifestyle. This desirable property is ready for you to move in or rent out – a rare front-line opportunity in one of the Costa del Sol's most sought-after spots. Contact us today to arrange a viewing!

E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: [+32.468.123.777](tel:+32468123777) (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

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# Estepona

Ref. R5160367



## Setting

Beachfront  
Town  
Commercial Area  
Beachside  
Port  
Close To Port  
Close To Shops  
Close To Sea  
Close To Schools  
Marina  
Close To Marina  
Urbanisation  
Front Line Beach Complex

## Orientation

South

## Condition

Excellent

## Pool

Communal

## Climate Control

Air Conditioning  
Pre Installed A/C  
Hot A/C  
Cold A/C

## Views

Sea  
Beach  
Port

## Features

Covered Terrace  
Fitted Wardrobes  
Near Transport  
Private Terrace  
WiFi  
Storage Room  
Utility Room  
Ensuite Bathroom  
Access for people with reduced mobility  
Marble Flooring  
Bar  
Double Glazing  
Restaurant On Site  
Near Church  
Fiber Optic

## Furniture

Fully Furnished

## Kitchen

Fully Fitted

## Garden

Communal

## Security

Gated Complex  
Entry Phone  
Alarm System

## Parking

Open  
More Than One  
Communal

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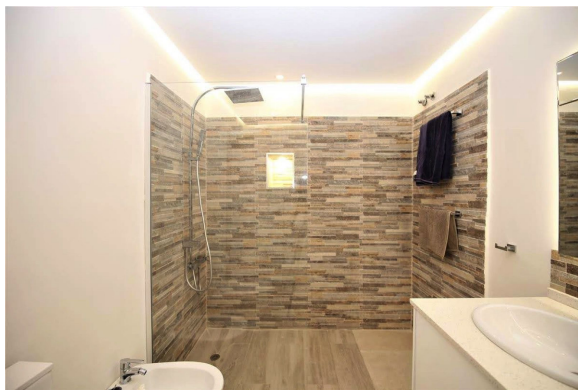
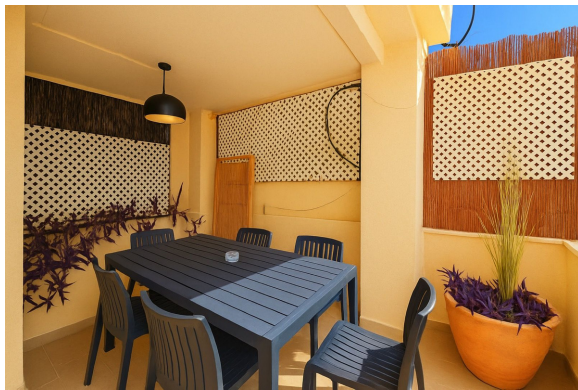
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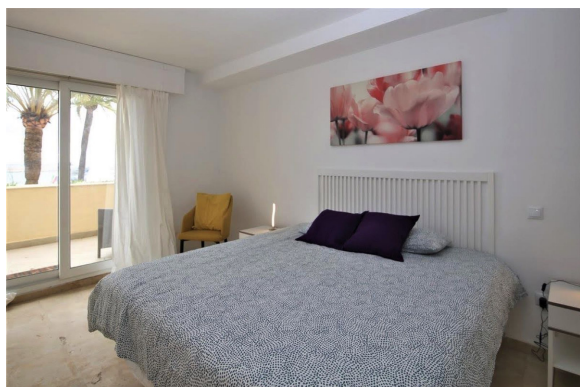
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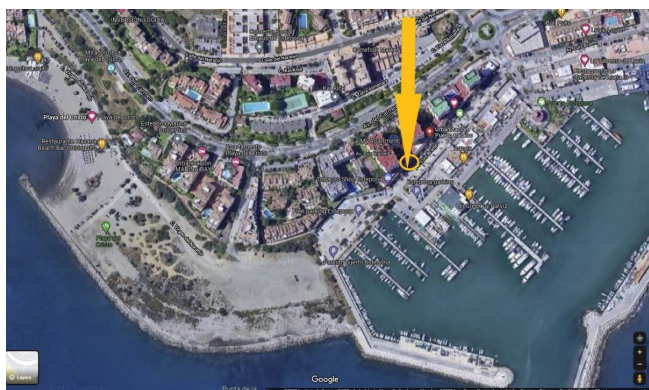
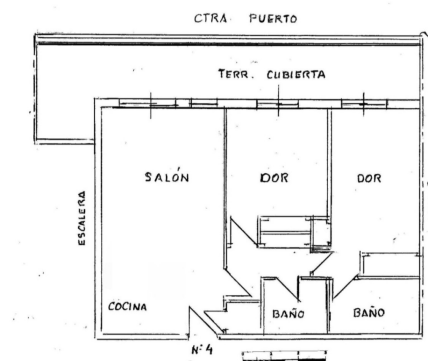
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