



-  Apartment
-  445.000€
-  Estepona
-  2
-  2
-  86m<sup>2</sup>
-  42m<sup>2</sup>

**GROUND FLOOR APARTMENT | ONE 80 SUITES · ESTEPONA** Panoramic Sea Views · Private Garden · South-Facing

A rare find on the Costa del Sol - a ground floor apartment that genuinely delivers on its promise of views, light, and outdoor living from the moment you step inside. Situated in the boutique development of One 80 Suites, this south-facing residence was designed around its landscape. Floor-to-ceiling windows frame an uninterrupted panorama of the Mediterranean from the living area, while the seamless connection between interior and exterior makes the boundary between the two almost disappear entirely. The space offers 74 m<sup>2</sup> of thoughtfully finished interior, opening directly onto an impressive 52 m<sup>2</sup> terrace and an exclusive 42 m<sup>2</sup> private garden — a combination that is increasingly difficult to find at this price point on the Costa del Sol. 2 well-proportioned bedrooms, 2 modern bathrooms, and a contemporary open-plan kitchen and living area finished to an excellent standard throughout. South orientation guarantees natural light all day, every day. The development offers residents a pool, fitness centre, underground parking, EV charging, and storage - all within a fully gated and secured community. Perfectly positioned between Estepona's beach promenade and the glamour of Puerto Banús and Marbella, both reachable within 15 minutes. Málaga and Gibraltar airports are equally accessible.

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

Disclaimer: Information is believed to be correct, but accuracy is not guaranteed, as we rely on third parties. Prices do not include purchase costs.  
All given information does not constitute any form of contract and offers can be changed or withdrawn without prior notice.

# Estepona

Ref. R5340958



## Setting

Town  
Close To Port  
Close To Shops  
Close To Sea  
Close To Town  
Close To Schools  
Close To Marina  
Urbanisation

## Condition

Excellent  
New Construction

## Pool

Communal

## Climate Control

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

## Views

Sea

## Features

Fitted Wardrobes  
Near Transport  
Private Terrace  
Gym  
Storage Room  
Double Glazing

## Furniture

Fully Furnished

## Kitchen

Fully Fitted

## Garden

Communal

## Security

Gated Complex

## Parking

Underground

## Utilities

Electricity  
Drinkable Water  
Telephone

## Category

Resale  
Contemporary

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