



	Apartment
	1.050.000€
	Estepona
	3
	2
	146m <sup>2</sup>
	0m <sup>2</sup>

Located in one of the most privileged areas of Estepona, this large 3-bedroom ground floor apartment is set within a gated, resort-style urbanization on the beachfront. Right next to the prestigious 5-star Kempinski Hotel and just a 10-minute walk from the famous Laguna Sublim beach club, it offers the perfect blend of luxury, comfort, and convenience. Resort Features: •Outdoor swimming pool •Heated indoor pool (open during the off-season) •Private restaurant for residents •Spa with Turkish bath •Fully equipped gym Apartment Highlights: •146 m<sup>2</sup> built area •3 bedrooms, all with access to terraces •Underfloor heating throughout •Smart electrical system •Private centralized aerothermal system (hot & cold) •Two spacious terraces with access from all bedrooms Legal & Investment: •First Occupancy License (LPO) •Registered tourist license — ideal for shortlong-term rentals The apartment is just steps away from a beautiful promenade that stretches for several kilometers, connecting Estepona with San Pedro, Puerto Banús, and Marbella. Nearby, you'll find top schools, restaurants, shops, and a large supermarket. Estepona's charming old town and full range of amenities are also just a short drive away. Whether you're looking for a luxury second home or a strong investment opportunity with rental income potential, this property ticks all the boxes.

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. R5077690



## Setting

Beachfront  
Beachside  
Close To Shops  
Close To Sea  
Close To Town  
Close To Schools

## Orientation

South West

## Condition

Excellent  
Good  
Recently Renovated

## Pool

Communal  
Indoor  
Heated

## Climate Control

Central Heating  
U/F Heating

## Features

Lift  
Fitted Wardrobes  
Near Transport  
Private Terrace  
WiFi  
Gym  
Storage Room  
Marble Flooring  
Double Glazing

Domotics  
Basement

## Furniture

Fully Furnished

## Kitchen

Partially Fitted

## Garden

Communal

## Security

Gated Complex  
Entry Phone  
24 Hour Security

## Parking

More Than One  
Private

## Category

Beachfront  
Luxury

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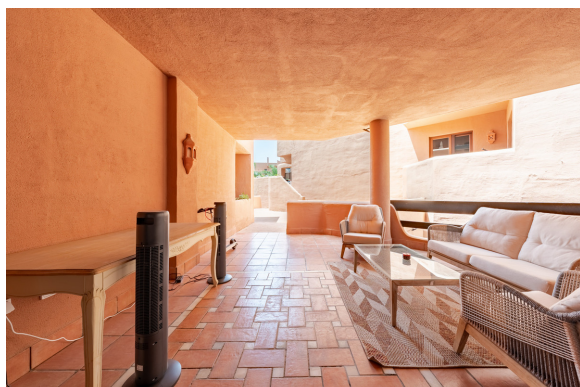
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