



	Appartement
	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)

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

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## Ligging

Eerstelijns strand  
Aan het strand  
Dichtbij winkels  
Dichtbij zee  
Dichtbij stad  
Dichtbij scholen

## Zonorientatie

Zuid West

## Huidige Staat

Uitstekend  
Goed  
Onlangs gerenoveerd

## Zwembad

Gemeenschappelijk  
Binnenzwembad  
Verwarmd

## Klimaatbeheersing

Centrale verwarming  
Vloerverwarming

## Extra's

Lift  
Inbouwkasten  
Nabij vervoer  
Privé terras  
WiFi  
Sportschool  
Berging  
Marmeren vloeren  
Dubbele beglazing

Domotics  
Kelder

## Meubilering

Volledig gemeubileerd

## Keuken

Gedeeltelijk ingericht

## Tuin

Gemeenschappelijk

## Beveiliging

Omheind complex  
Deurbel met intercom  
24-uurs beveiliging

## Parkeergelegenheid

Meer dan een  
Privé

## Categorie

Aan zee  
Luxe

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# Estepona

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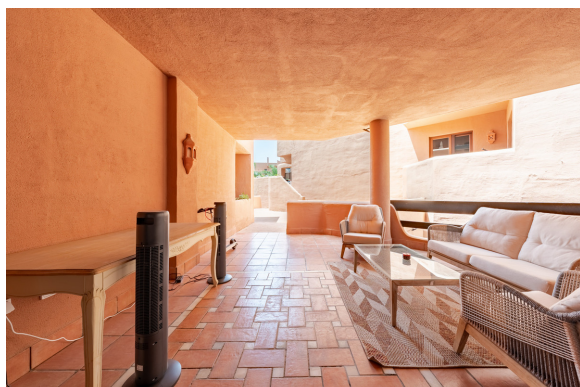
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