

# ESTEPONA

## GROUND FLOOR APARTMENT IN ESTEPONA WEST

Ground-floor apartment with terrace and garden in  
Estepona West

PRICE	795.000 EUR
REFERENCE	666476
BUILT	121M²
PLOT	-
BEDS	2
BATHS	2
IBI	903 EUR / YEAR
COMMUNITY FEES	600 EUR / MONTH
GARBAGE	148 EUR / YEAR



Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.



# GROUND-FLOOR APARTMENT WITH TERRACE AND GARDEN IN ESTEPONA WEST

This contemporary ground-floor apartment is located in Playa de Guadalobón, Estepona West, a peaceful and established coastal area known for its greenery, privacy, and proximity to the sea. Designed for comfortable Mediterranean living, the property offers a bright open-plan living and dining area that opens onto a spacious covered terrace and private garden, overlooking the beautifully maintained communal gardens with partial sea views. The outdoor space is ideal for dining, relaxing, and enjoying the mild climate throughout the year.

The apartment features two well-proportioned bedrooms and two modern bathrooms, including a primary bedroom with en-suite bathroom and direct access to the garden, creating a strong connection between indoor and outdoor living. The fully fitted kitchen is equipped with high-quality Gaggenau appliances and complemented by a separate utility area, combining modern design with everyday practicality. With 121 m<sup>2</sup> built and approximately 35 m<sup>2</sup> of terrace, the property offers a well-balanced layout suitable for both year-round living and holiday use.

Set within a secure, gated development, residents benefit from 24-hour security, extensive subtropical gardens, and a full range of resort-style amenities, including two outdoor swimming pools, a heated indoor pool, spa, sauna, gym, coworking area, and paddle court. Ideally located just minutes from Estepona town centre, the property enjoys easy access to the beach, restaurants, supermarkets, golf courses, international schools, and essential services. With additional features such as a tourist licence, underfloor heating, atherothermal system, smart shutters, private parking space, and storage room, this apartment represents an excellent opportunity for a modern coastal home or a solid investment on the Costa del Sol, within easy reach of Marbella and Puerto Banús.













