



Ground Floor Apartment for sale in Estepona, Estepona

299,000 €

Reference: R5309014 Bedrooms: 2 Bathrooms: 1 Build Size: 75m² Terrace: 13m²





Costa del Sol, Estepona

Frontline Marina Ground Floor Apartment | Estepona Marina

Positioned on the frontline of Estepona's vibrant marina, this versatile two-bedroom, one-bathroom ground floor apartment enjoys an unbeatable setting just steps from the Mediterranean and the lively waterfront promenade.

Currently operating as a commercial premises, the property offers a unique opportunity for an investor or lifestyle buyer seeking flexibility – easily convertible back into a stylish residential apartment in one of the marina's most sought-after positions.

The standout feature is the enclosed terrace, offering additional usable living space all year round. Whether reimagined as a bright lounge extension, dining area, or indoor-outdoor entertaining space, it provides both privacy and practicality while still embracing the marina atmosphere.

Internally, the layout allows for a comfortable open-plan living and kitchen area, two well-proportioned bedrooms, and a family bathroom. Its ground floor position ensures easy access, making it ideal for full-time living, a lock-up-and-leave coastal base, or a high-demand rental investment.

Additional features include:

- Private communal parking to the rear
- Frontline marina position
- Walking distance to beaches, restaurants, and boutiques
- Excellent rental potential

Surrounded by the energy of the port's cafés, restaurants, and nautical lifestyle, this is a rare opportunity to secure a flexible property in one of Estepona's most dynamic waterfront locations.



Features:

Features

Covered Terrace
Lift
Private Terrace
Marble Flooring
Double Glazing
Fitted Wardrobes
Fiber Optic

Views

Garden
Pool

Pool

Communal

Garden

Communal

Utilities

Electricity

CO2 Emission Rating

F

Orientation

South

Setting

Urbanisation
Town
Port

Furniture

Not Furnished

Security

Gated Complex

Category

Holiday Homes
Bargain
Resale

Climate Control

Air Conditioning
Cold A/C
Hot A/C

Condition

Excellent

Kitchen

Not Fitted

Parking

Private
Communal

Energy Rating

G