

# ALL IN

real estates



## Ground Floor Apartment in Estepona

Bedrooms **2**

Bathrooms **1**

Built **75m2**

Terrace **13m2**

**R5309014**

**Ground Floor  
Apartment**

**Estepona**

**299.000€**

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.

Covered Terrace  
Fiber Optic  
Marble Flooring

Covered Terrace  
Fitted Wardrobes  
Private Terrace

Double Glazing  
Lift