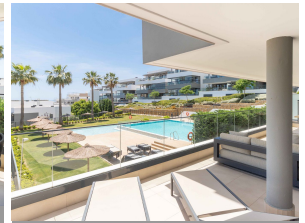
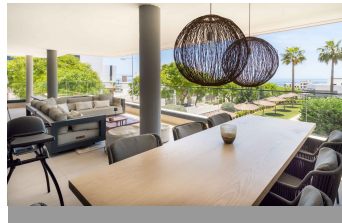
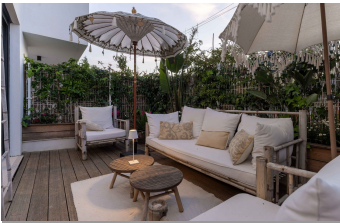


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## Ground Floor Apartment in Estepona

Bedrooms **3** Bathrooms **2** Built **129m2** Terrace **47m2**

**R5393401**

**Ground Floor  
Apartment**

**Estepona**

**795.000€**

Fully Furnished Luxury 3 Bedroom Apartment with Sea Views & Rental Licence in Las Mesas, Estepona Perched in the sought-after hillside neighbourhood of Las Mesas, this beautifully appointed south-facing apartment offers an exceptional combination of space, comfort, privacy and Mediterranean lifestyle — all within walking distance of Estepona's marina, beaches and charming old town. Bathed in natural light throughout the day, the apartment welcomes you with a warm and elegant entrance leading into a spacious open-plan living and dining area. Large sliding doors create a seamless connection between the interior and the generous main terrace, where panoramic sea views set the scene for relaxed coastal living. Designed for year-round enjoyment, the terrace combines covered and open-air spaces and comfortably accommodates a large dining area, BBQ, lounge set and sunbeds — the perfect setting for entertaining or simply soaking up the Costa del Sol sunshine. From here, you even enjoy a glimpse of Estepona's iconic old town church. To the rear of the property, a completely different atmosphere awaits: a charming private garden terrace styled as a peaceful Balinese-inspired seating area, where the evening sun and mountain views create a wonderfully tranquil retreat. The apartment offers three spacious bedrooms, two bathrooms and a separate guest toilet. The master suite features built-in wardrobes as well as a walk-in closet, while all bedrooms offer a calm and comfortable feel with excellent

natural light. The upgraded kitchen with utility room, combines functionality with refined design, offering generous workspace and quality finishes that integrate beautifully with the open living area. This home is presented fully furnished and includes many thoughtful upgrades and extras, including: Upgraded kitchen Alarm system Water softener and filtered water system Remote-controlled shutters Irrigation system for the rear terrace plants Private underground parking space Private storage room with facilities for charging electric bikes The boutique-style community is immaculately maintained and offers a relaxed residential atmosphere with only a limited number of neighbours. Residents enjoy beautifully landscaped gardens surrounding a large outdoor swimming pool and children's pool, while an indoor pool and gym provide year-round wellness facilities. Las Mesas has quickly become one of Estepona's most desirable residential areas, appreciated for its peaceful elevated setting, open views and cooling sea breezes, while remaining close to every convenience. Sports clubs, padel courts, restaurants, the harbour and the historic centre are all nearby, and excellent road connections make it easy to reach Marbella, Puerto Banús and Malaga Airport. Known as "The Garden of the Costa del Sol", Estepona perfectly blends authentic Andalusian charm with modern coastal living. Its flower-filled streets, vibrant marina, excellent restaurants and year-round lifestyle continue to attract both international homeowners and investors alike. Whether as a stylish permanent residence, luxurious holiday home or high-performing investment opportunity, this exceptional apartment offers it all. With a full short-term rental licence already in place, it also generates an attractive return on investment in one of the Costa del Sol's strongest rental markets.

Barbeque

Double Glazing

Fitted Wardrobes

Near Transport

Utility Room

Barbeque

Ensuite Bathroom

Gym

Private Terrace

WiFi

Covered Terrace

Fiber Optic

Lift

Storage Room