



Ground Floor Apartment in Estepona

Bedrooms **3** Bathrooms **2** Built **224m2** Terrace **0m2**

R5471506

**Ground Floor
Apartment**

Estepona

545.000€

Located in the sought-after El Campanario area, between Estepona and Marbella, this spacious ground floor apartment offers an excellent combination of comfort, accessibility, outdoor living and a highly convenient location in the Atalaya area. Built entirely over one level, the property is particularly well suited to families with children as well as buyers looking for a wheelchair-friendly home with easy, step-free access. The practical single-level layout provides comfortable everyday living, while the direct proximity to the communal pool area makes the apartment especially attractive for family life and holidays. The air conditioning can be regulated individually in each room, allowing for personalised comfort throughout the property. One of the property's main features is its exceptionally spacious southwest-facing terrace, partly covered to provide both sunny and shaded areas throughout the day. There is ample space for outdoor dining, relaxing and entertaining, with the terrace becoming a natural extension of the living areas. Its orientation allows the property to benefit from plenty of afternoon and evening sunshine. The apartment enjoys easy access to the communal swimming pool, making it particularly convenient for families with children. The surrounding residential environment offers a peaceful setting while remaining close to the area's many amenities, international schools, golf courses, beaches and restaurants. El Campanario is an established residential area located on the New Golden Mile, between Estepona and

Marbella. The area is known for its attractive residential developments, green surroundings and proximity to the Mediterranean coast. It is particularly popular with families and international residents looking for a quieter setting while remaining within easy reach of Marbella, Puerto Banús and Estepona. The area is surrounded by some of the Costa del Sol's most prestigious golf courses, including El Campanario Golf & Country House, while nearby amenities include restaurants, supermarkets, international schools, sports facilities and beaches. Puerto Banús is approximately a short drive away, with Marbella and Estepona also easily accessible by car. The location also provides convenient access to the A-7 coastal road, making it easy to reach Marbella, Estepona and Málaga Airport. The property includes a private garage and storage room, providing valuable additional space and secure parking. With its ground floor position, single-level layout, wheelchair-friendly accessibility, huge southwest-facing terrace, partly covered outdoor space, easy access to the pool, garage and storage, this is an excellent home for a family looking for comfort and convenience in one of the most popular residential areas between Marbella and Estepona. Whether as a permanent family residence, holiday home or investment, this property offers an attractive opportunity to enjoy the relaxed Mediterranean lifestyle of El Campanario, Estepona and the Costa del Sol.

Covered Terrace
Marble Flooring
Utility Room

Covered Terrace
Private Terrace

Fitted Wardrobes
Storage Room