+34 610 31 79 42 info@estepona-invest.es

[redacted] Estepona [redacted]: R5304778

[redacted]: 2 [redacted]: 2 M²: 147 [redacted]: 580 000 €

[redacted]: [redacted] [redacted]: [redacted] [redacted]: [redacted]

[redacted]:Set within the dynamic and increasingly sought-after residential quarter of Las Mesas in Estepona, this elegant elevated ground-floor apartment represents a rare convergence of urban accessibility, privacy, and long-term investment appeal. Positioned just a short walk from the historic center, the marina, and the Centro Deportivo Las Mesas. This is a sports center with fitness, padel and lots of different classes for all looking for some form of excercise. Beaches like Playa del Cristo are also a few steps away. The property allows residents to seamlessly integrate into the rhythm of Estepona's lifestyle. Start your day with morning walks along the promenade, afternoons in the old town, and year-round enjoyment of the Costa del Sol's climate. Unlike many centrally located apartments, this residence benefits from a unique elevated position approximately five metres above street level, creating an unusual sense of security and seclusion while maintaining direct access to the city. The private garden is an increasingly scarce feature in urban settings, and further enhances this feeling, offering a tranquil outdoor extension that subtly disconnects the home from its central surroundings. Constructed in 2020, the development reflects contemporary architectural standards, combining clean design with high-quality communal amenities, including a large swimming pool, an upgraded gym, landscaped gardens, and a recently introduced coworking space. The community is notably proactive, maintaining relatively low fees while continuing to invest in long-term value enhancements, an important consideration for both end-users and investors. Internally, the apartment has been thoughtfully designed to maximise spatial perception and functional flow. The living area, filled with natural light, connects seamlessly with a fully equipped open-plan kitchen featuring Siemens appliances, establishing a cohesive social space. The overall layout creates a sense of volume that exceeds typical two-bedroom configurations, with the nearly 30 m² master suite, complete with en-suite bathroom and built-in wardrobes, serving as a defining feature. The second bedroom is equally well-proportioned, reinforcing the property's versatility for both personal use and rental demand. The south-facing terrace ensures optimal sun exposure throughout the day, functioning as a natural extension of the living space, ideal for outdoor dining or relaxation. Additional technical specifications, such as underfloor heating in bathrooms, individual climate control per room, air conditioning, and enhanced insulation, underscore the property's commitment to comfort and energy efficiency. From an investment perspective, the asset is particularly compelling. The community permits short-term rentals, allowing for flexible income generation across multiple tenant profiles: from summer family tourism to winter residents, golfers, and short-stay visitors exploring the region. This year-round rentability, combined with the property's location and accessibility, positions it as a resilient and adaptable investment within Estepona's evolving market. The inclusion of two underground parking spaces and two generously sized storage rooms further strengthens its market positioning, addressing practical considerations that consistently drive demand in this segment. Christie's Insight: From our expert, Mats Klaver, what distinguishes this property within its competitive set is its ability to deliver both lifestyle and strategic value without compromise. The elevated garden setting introduces a level of privacy rarely associated with central apartments, while the interior proportions and layout create a perception of scale uncommon in two-bedroom residences. Coupled with Las Mesas' trajectory as Estepona's most progressive residential zone, this apartment represents not only refined contemporary living but a well-calibrated asset aligned with sustained demand and long-term growth.

[redacted]:

None, [redacted], [redacted], [redacted], [redacted], [redacted], [redacted], None, [redacted], Alarm system, [redacted]