



## Ground Floor Apartment for sale in Estepona

850,000 €

Reference: R5294734   Bedrooms: 2   Bathrooms: 2   Plot Size: 50m<sup>2</sup>   Build Size: 170m<sup>2</sup>   Terrace: 33m<sup>2</sup>





## Costa del Sol, New Golden Mile

Two-Bedroom Beachfront Garden Apartment – Mar Azul, Estepona This exceptional two-bedroom garden apartment is situated frontline to the sea within the prestigious Mar Azul Resort, one of Estepona's most sought-after gated developments. The property enjoys direct access to the beach and is conveniently located within walking distance of local amenities and Estepona Old Town, with Marbella easily accessible. The apartment is presented in excellent condition and is sold with a private underground parking space and a storage room. Features include underfloor heating and integrated air conditioning throughout, ensuring year-round comfort. The property benefits from a private garden and covered terrace with open sea views, ideal for outdoor living and entertaining. Residents of Mar Azul enjoy 24-hour security and access to first-class onsite facilities, including a gym, spa, sauna, hanmam, and indoor heated swimming pool. An outstanding opportunity to acquire a luxury beachfront property, equally suited as a permanent residence or a high-quality holiday home.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Near Transport	South West	U/F Heating
Storage Room		
Fitted Wardrobes		
Gym		
Sauna		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Close To Shops	Excellent
Garden	Close To Schools	
	Close To Sea	
	Close To Town	
	Beachfront	
	Front Line Beach Complex	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Optional	Fully Fitted
Heated		
Indoor		
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
Private	24 Hour Security	
	Alarm System	
<b>Category</b>		
Luxury		