



## Ground Floor Apartment for sale in El Paraiso, Estepona

575 000 €

Référence: R5286031    Chambres: 3    Bain: 2    Terrain: 10m<sup>2</sup>    Construite: 112m<sup>2</sup>    Terrasse: 40m<sup>2</sup>





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## Costa del Sol, El Paraiso

This is a beautifully appointed three-bedroom, two-bathroom apartment, set in an elevated ground-floor position that offers an excellent balance of privacy, comfort and generous outdoor space. The property can be sold fully furnished for immediate use. It has a built surface area of 111.52 m<sup>2</sup>, with 87.10 m<sup>2</sup> of usable interior space. The open-plan kitchen and living area creates a bright and airy atmosphere, giving the home a warm and immediately welcoming feel. One of the standout features of this apartment is its impressive outdoor space, comprising a 27.12 m<sup>2</sup> terrace, a private garden of 9.57 m<sup>2</sup> as well as a 13.65 m<sup>2</sup> patio. These areas are ideal for sunbathing, outdoor dining and drying pool towels! Its also ideal for simply relaxing while enjoying the peaceful surroundings, making the home particularly well suited to families, couples or those seeking a spacious retreat within a resort-style environment. The apartment is located within one of the most impressive developments in the area, offering an exceptional range of facilities. Residents benefit from seven outdoor swimming pools, including a striking lagoon-style pool, as well as a heated indoor pool. There is a fully equipped gym, yoga centre and a luxury spa. The development also features its own restaurant - great for pool side snacks, an on-site supermarket and a co-working space, making it equally attractive for holiday use or full-time living. Golf enthusiasts can enjoy the putting green, while families will appreciate the children's pools and play areas. Lush landscaped gardens and peaceful walking paths run throughout the complex, creating a calm and relaxing atmosphere. The property includes an underground parking space and a private storage room, both conveniently located within the same block. The apartment also holds a valid tourist licence, which is a particularly important advantage to investors seeking rental income. Similar three-bedroom properties within the same community are currently achieving approximately 66% occupancy, with nightly rates exceeding €200, offering strong and proven rental performance when the property is not in personal use. A rare opportunity to acquire a three-bedroom home within a development that truly delivers a luxury resort lifestyle, combining comfort, amenities and excellent investment potential.



## Spécification:

### Caractéristiques

Terrasse couverte  
Près du transport  
Salle de stockage  
Salle de bain attenante  
Wifi  
Salle de sport  
Sauna  
Restaurant sur place

Sous-sol

### Vues

Mer  
Montagne

### Piscine

Communautaire  
Chauffé  
Indoor  
Piscine pour enfants

### Jardin

Communautaire  
Private  
Aménagé  
Entretien facile

### Catégorie

Maisons de vacances  
Investissement  
Marchander  
Bon marché  
Revente

### Orientation

Ouest

### Paramètre

Près du golf  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles  
De banlieue

### Meubles

Optional

### Sécurité

Complexe fermé  
Sécurité 24 heures

### Climatisation

Climatisation  
A / C pré-installé  
Cold A / C  
A / C chaud  
Chauffage central

### Condition

Excellent

### Cuisine

Entièrement équipé

### Parking

Souterrain  
Garage  
Private