



## Middle Floor Apartment for sale in Estepona, Estepona

1 150 000 €

Référence: R5287450    Chambres: 2    Bain: 2    Construite: 88m<sup>2</sup>    Terrasse: 40m<sup>2</sup>





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## Costa del Sol, Estepona

Boasting breathtaking frontal sea views that reach as far as Gibraltar and the African coast, and with direct access to the beach, this exclusive frontline apartment is located in the prestigious Doncella Beach development, in the sought-after Seghers area of Estepona. Situated next to Playa del Cristo, one of the city's finest beaches, and directly connected to the promenade, it is within pleasant walking distance of the marina and the town center.

The property combines luxury, comfort, and tranquility, offering a built area of 88.15 m<sup>2</sup> and a spacious private terrace of 40.86 m<sup>2</sup>, designed to enjoy the Mediterranean all year round. The fully glazed terrace allows for a seamless transition between indoor and outdoor spaces, creating the perfect setting to relax or enjoy evenings by the sea throughout the year.

The interior stands out for its high-quality finishes and meticulous construction: acoustic insulation between units, electric shutters, REAL BIANCO cream marble floors, air conditioning, KONNEX home automation system, electric underfloor heating, and large windows that maximize natural light and views. The entire space exudes a sense of timeless elegance and well-being.

The spacious open-plan living room, from which you can already enjoy sea views, serves as the heart of the home. With direct access to the terrace, it harmoniously connects with all rooms, creating a bright, welcoming, and perfectly integrated space.

The contemporary kitchen, fully equipped, features SIEMENS appliances, Silestone countertops, a smoke detector, and a practical independent laundry room enclosed with glass windows, ideal for a private everyday dining area.

The apartment offers two bedrooms with en-suite bathrooms, conceived as private and comfortable spaces. The master suite enjoys sea views from the bed itself, direct access to the terrace, and includes a private bathroom with double sinks, a spacious shower, and an elegant whirlpool bathtub, making it a true haven of rest and well-being. The bathrooms are fitted with TRAVERTINO NAVONNA marble countertops, HANSGRÖHE faucets, and top-brand sanitary ware such as Jacuzzi and Duravit, reflecting a high level of detail and quality in every finish.

Within this gated and exclusive community, residents enjoy genuine resort-style amenities: a salt-chlorinated communal pool, children's pool, spa area with jacuzzi, sauna and Turkish bath, fully equipped gym, and a summer-use beach bar. The entire complex is fully enclosed, with security cameras, a control center, and advanced surveillance through video analysis, ensuring absolute privacy and peace of mind.

The property also includes private parking and a large storage room, as well as access by elevator, communal garage, and excellent connections to public transport, schools, and nearby golf courses.

An exceptional seafront residence where the views, location, and premium qualities come together to offer a unique residential experience in one of Estepona's most exclusive developments.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Près du transport  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Sol en marbre  
Double vitrage  
Armoires ajustées  
Salle de sport  
Sauna  
Jacuzzi  
Domotique

### Vues

Mer

### Orientation

Sud

### Climatisation

Climatisation

### Paramètre

En bord de mer  
Près du port  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles  
En bord de mer

### Meubles

Entièrement meublé

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Système d'alarme  
Stores électriques  
Téléphone d'entrée

### Cote d'énergie

C

### Condition

Excellent

### Piscine

Communautaire

### Jardin

Communautaire

### Cuisine

Partiellement ajusté

### Parking

Communautaire

### Catégorie

En bord de mer

Luxe

### Cote d'émission de CO2

C