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ESTEPONA

sypialnie	■azienki	zbudowany m²	taras m²
1	1	48	18

POD■OGA W ESTEPONA

Ground Floor Apartment with Terrace and Private Patio in Edificio Martín Méndez, Estepona This charming ground floor apartment is located in the beautiful Edificio Martín Méndez, right in the heart of Estepona, on the first line of the beach. The property perfectly combines comfort, convenience, and Mediterranean charm, offering an exceptional lifestyle by the sea. Upon entering, you'll find a spacious living room on the right-hand side — a bright and welcoming area ideal for relaxing or entertaining. From here, you can step out onto a large enclosed terrace, perfect for enjoying the sea breeze all year round. From the entrance hall, you can also access the fully equipped kitchen, which leads to a private patio — a tranquil and shaded space where you can unwind and enjoy peaceful moments during the warmer months. Directly opposite the entrance is a guest bathroom, and to the left of it, you'll find a comfortable bedroom, designed for restful nights and cozy living. The location of this apartment is truly unbeatable: • Just 1 minute from the Tennis Center and IES Mediterráneo School • Only 1 minute's walk to the beach, with a wide selection of restaurants and cafés offering diverse international cuisine • And just 5 minutes on foot to Estepona's charming historic center, where you can explore cobbled streets, boutique shops, and traditional Andalusian squares. Additionally, short-term rentals are permitted in this urbanization, making it an excellent investment opportunity for those seeking a property with great rental potential in one of Estepona's most desirable locations. This ground floor apartment in Edificio Martín Méndez offers the perfect combination of seaside living, urban convenience, and authentic Andalusian atmosphere — ideal both as a permanent home and as a holiday retreat.

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