





# Ground Floor Apartment in Estepona

Price € 575,000

Bedrooms	2
Bathrooms	2
Build Size	77 m²
Terrace	10 m²
Plot Size	87 m²

## SETTING

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Marina
- ✓ Town
- ✓ Port
- ✓ Close To Sea
- ✓ Commercial Area
- ✓ Close To Port
- ✓ Close To Schools

## ORIENTATION

- ✓ North East

## CONDITION

- ✓ Excellent
- ✓ New Construction

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Cold A/C
- ✓ Pre Installed A/C
- ✓ Hot A/C

## VIEWS

- ✓ Urban
- ✓ Street

## FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Tennis Court
- ✓ Access for people with reduced mobility
- ✓ Near Church
- ✓ Lift
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Double Glazing

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## SECURITY

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System

## PARKING

✓ Underground

✓ Private

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Brand New Fully Furnished 2-Bedroom Apartment in Puerto de Estepona – Just One Minute from the Beach!

Step into modern coastal luxury with this stunning, brand-new apartment in a 2025-designed building at Calle Melilla, 55, Puerto de Estepona. Boasting 87 m<sup>2</sup> of useful space, this 2-bedroom, 2-bathroom gem is fully furnished and ready to move in ("a estrenar"), offering a seamless blend of contemporary design and unbeatable location. The open-plan layout features a spacious living-dining-kitchen area (28.15 m<sup>2</sup>), two comfortable bedrooms (12.54 m<sup>2</sup> and 10.59 m<sup>2</sup>), two modern bathrooms, a hall (3.53 m<sup>2</sup>), and patios for outdoor enjoyment – all with elevator access for ultimate convenience.

Key Features:

**Prime Beachfront Location:** Only a one-minute walk to the sandy shores, with a tennis/padel center right around the corner for active lifestyles.

**Modern and Efficient Design:** Completed in 2025, with underground parking, full furnishings, and thoughtful spaces like a paso (1.70 m<sup>2</sup>) and patios (including Patio 2 at 9.53 m<sup>2</sup>) for relaxation.

**Communal Amenities:** Enjoy relaxing rooftop areas with BBQ zones and a swimming pool – perfect for unwinding in the sun.

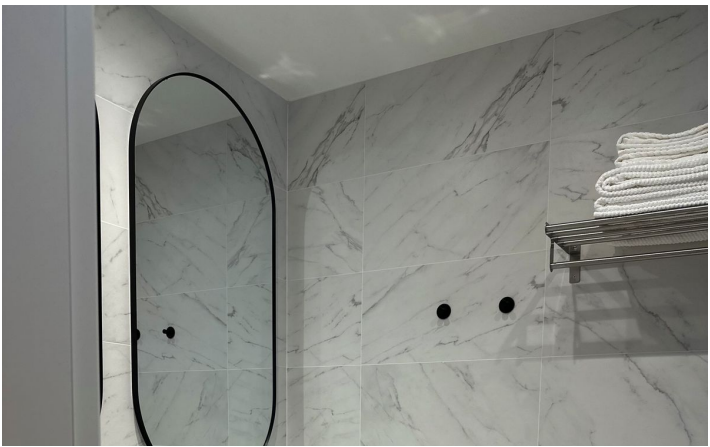
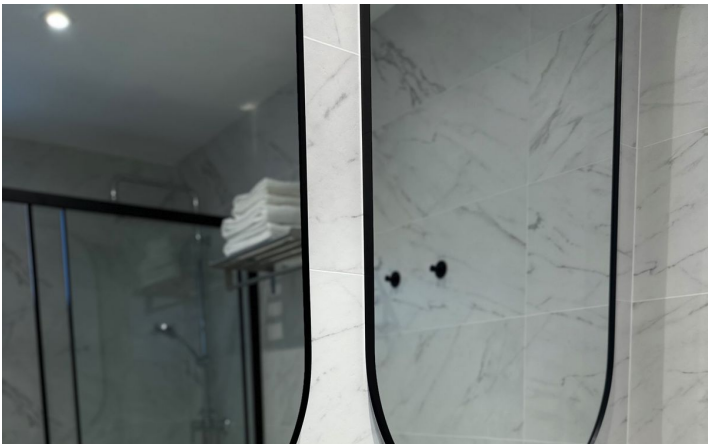
**Comfort and Convenience:** Elevator directly to your floor, bright open-plan living, and proximity to Estepona's vibrant port area.

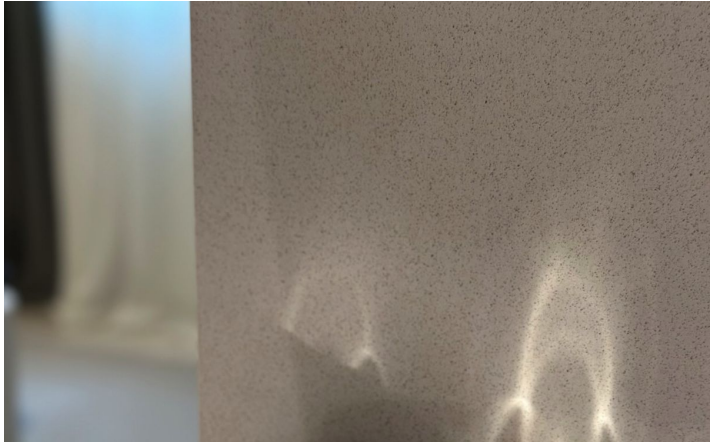
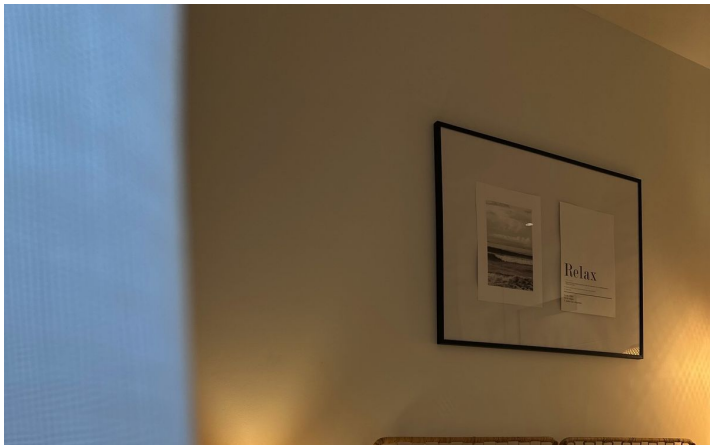
This pristine property is an ideal retreat for those seeking effortless beachside living in a brand-new setting. Contact us today to secure your slice of paradise!

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GALLERY











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Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640  
Tel: +34 672 816 975  
Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)