

# BROMLEY ESTATES

*Marbella*



## GROUND FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5413438 €1,150,000

BEDS

3

BATHS

2

BUILT

148 m<sup>2</sup>

Alcazaba Beach – Renovated Garden 3 bedroom Apartment by the Sea

Located within the prestigious beachfront community of Alcazaba Beach in Estepona, this beautifully renovated ground-floor 3-bedroom apartment offers an exceptional blend of contemporary comfort, resort-style living, and strong investment potential.

Designed by renowned architect Melvin Villarroel, Alcazaba Beach is one of the most exclusive and sought-after urbanisations on the Costa del Sol. Set directly on the edge of the Mediterranean with over half a kilometre of beachfront, the community is celebrated for its award-winning tropical gardens, expansive green spaces, and unmatched on-site facilities.

Residents enjoy a truly resort-like lifestyle with access to seven swimming pools (including a heated pool), five tennis courts, three paddle tennis courts, a natural grass football pitch, a fully equipped gym, sauna, children's play areas, and beautifully maintained landscaped gardens. Additional amenities include an exclusive beachfront restaurant and beach bar, as well as dedicated facilities for administration and cultural

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activities, including a library focused on the native flora of Estepona. Private access leads directly onto the coastal promenade, perfect for long walks by the sea.

The apartment itself is key-ready and finished to modern standards throughout. It offers two bathrooms, including a stylish en-suite in the master bedroom. The open-plan kitchen features a large serving hatch connecting seamlessly to the dining and living area, creating a bright and sociable layout ideal for both everyday living and entertaining.

The living space opens onto a generous private terrace, perfect for outdoor dining and relaxation. The master bedroom also enjoys direct access to the terrace, allowing for effortless indoor-outdoor living and sun-soaked mornings in complete comfort.

Importantly, the community permits short-term rentals, and with an internal rental management structure in place, this property presents an attractive opportunity for strong rental returns alongside personal enjoyment in one of Estepona's most established beachfront developments.



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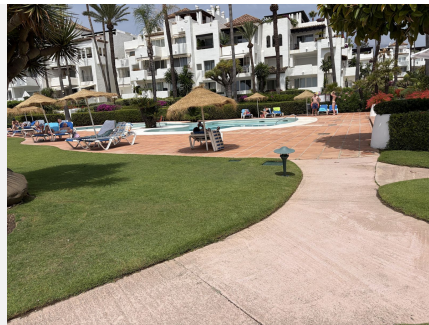
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