

Apartment in Guadalobon, Estepona

Reference: 30001891P



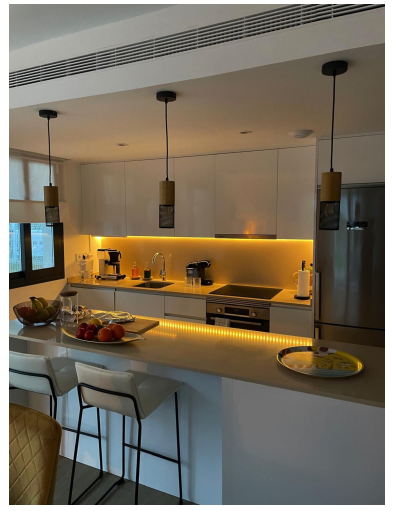
Bedrooms: 2  
Status: Sale

Bathrooms: 2  
Property Type: Apartment

M<sup>2</sup>: 86  
Parking places: by request

Price: 515,000 €  
Printing day : 3rd June 2026





Overview: Brand New Corner Ground-Floor Apartment with 100 m<sup>2</sup> Private Outdoor Space & Partial Sea Views – Guadalobón, Estepona

Exceptional corner ground-floor apartment built in 2024, offering an outstanding indoor-outdoor lifestyle in the peaceful and green residential area of Guadalobón, part of the desirable Arroyo Enmedio neighbourhood in West Estepona.

This bright and spacious home features abundant natural light and beautiful views in three directions. With 78 m<sup>2</sup> of living space plus an impressive 100 m<sup>2</sup> of private outdoor area, it is perfect for those seeking comfort and Mediterranean living.

#### Property Highlights

78 m<sup>2</sup> interior living area

2 bedrooms | 2 bathrooms

Open-plan living room with modern kitchen and large island

South & west facing sliding glass doors

56 m<sup>2</sup> surrounding terrace (south, west & north)

Private 44 m<sup>2</sup> south-facing garden/patio with artificial grass and partial sea views

Total private outdoor space: 100 m<sup>2</sup>

Fitted wardrobes | Storage room (trastero) | Underground parking space

Air conditioning

Fully adapted for reduced mobility (access & home)

Ground floor with lift

#### Area & Community Amenities

Large communal outdoor swimming pool with solarium and sun loungers

Beautifully landscaped tropical gardens and green areas

Fully equipped gym

Chill-out & social areas

24-hour security and gated access

Underground parking with pre-installation for electric vehicles

Children's play areas in the wider neighbourhood

New Municipal Sports Complex "Arroyo Enmedio" (2025): multiple football pitches, modern gym and sports centre

Just 5-10 minutes' walk to Guadalobón and Arroyo Vaquero beaches

10-15 minutes' walk / 5 minutes' drive to Estepona centre, marina, restaurants, supermarkets and all services

Ideal as a permanent home, holiday residence or high-yield investment in one of Estepona's most tranquil and well-connected residential areas.

Viewing highly recommended – contact us today to arrange a private viewing!

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#### Features:

Resale, Air conditioning, Heating, Alarm system, 24H Security, Mountain views, Lift, Private garden, None, None, Golf, Close to schools