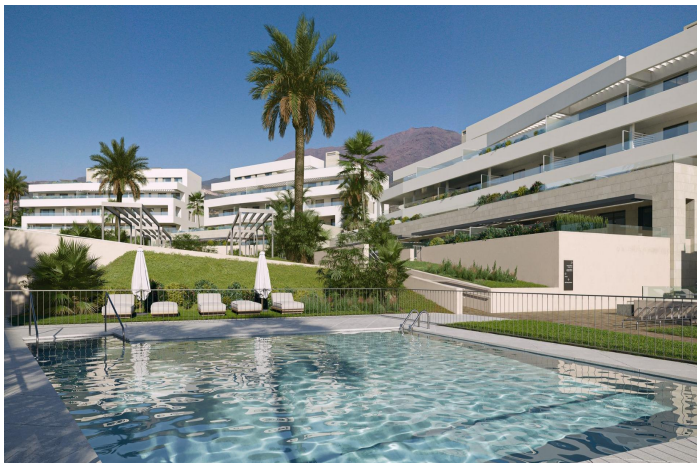




## Ground Floor Apartment for sale in Estepona, Estepona

515,000 €

Reference: SP1155 Bedrooms: 2 Bathrooms: 2 Plot Size: 29m<sup>2</sup> Build Size: 116m<sup>2</sup> Terrace: 60m<sup>2</sup>





## Costa del Sol, Estepona

Luxury apartments with sea views in Estepona, just 400 metres from the beach Exclusive project comprising 105 apartments with 2, 3 and 4 bedrooms, designed to offer you maximum comfort and well-being. Located in a privileged setting, this development is the perfect place to find the happiness and relaxation you deserve. The development has excellent facilities, including outdoor swimming pools for adults and children, large green areas to enjoy nature, and a fully equipped gym to keep you in shape. Everything has been designed to provide you with a unique experience of relaxation and enjoyment. Located just a 10-minute walk from the beach, this residential complex allows you to enjoy the proximity of the sea, while in the surrounding area you will find a wide range of restaurants, supermarkets and other services for your convenience. In addition, thanks to its excellent location, the project is well connected to Malaga airport (50 minutes) and Gibraltar airport (45 minutes), making your journeys easier. Beyond your home, but without leaving your residential complex, the communal areas and landscaped gardens include two adult swimming pools, a children's pool, a gym and a social club for your enjoyment. Privileged location with excellent transport links Located in one of the most sought-after areas of Estepona, the complex is: 400 metres from the beach 4 km (approx. 5 minutes) from Estepona marina 20 km from Puerto Banús, Marbella 35 km from Sotogrande 45 minutes (55 km) from Gibraltar International Airport 50 minutes (80 km) from Malaga-Costa del Sol Airport The area has excellent road connections via the A7 and is close to supermarkets, restaurants, international schools and first-class golf courses such as Valle Romano Golf and Finca Cortesín. Exceptional community features for a relaxed lifestyle This gated community offers a wide range of high-end communal areas designed for comfort and leisure: Fully equipped gym Communal swimming pool Social club for residents Bicycle storage area Access control booth and perimeter CCTV security system Enjoy peace and well-being in a safe and quiet environment, perfect for year-round living or as a second home. High-end finishes and energy-efficient design Each apartment is built with quality and sustainability in mind and features: Underfloor heating throughout the property Ducted air conditioning system Aerothermal energy system for maximum efficiency Fully equipped kitchens with top-of-the-range appliances Security doors for added safety Motorised blinds in living room and bedrooms Enjoy the perfect combination of modern design, natural surroundings and luxury amenities in every detail of your home. Live the Mediterranean dream in Estepona. Contact us today to arrange a viewing or request more information about these exceptional new-build homes.



## Features:

| Features                        | Energy Rating | CO2 Emission Rating |
|---------------------------------|---------------|---------------------|
| Gym                             | A             | A                   |
| Beach: 400 Meters               |               |                     |
| Near Schools                    |               |                     |
| Communal Pool                   |               |                     |
| Number of Parking Spaces: 1     |               |                     |
| Near Commercial Center          |               |                     |
| Gated                           |               |                     |
| Views: Sea                      |               |                     |
| Double Bedrooms: 2              |               |                     |
| Useable Build Space: 89 Msq.    |               |                     |
| Elevator/Lift                   |               |                     |
| Location: Coastal, Urbanisation |               |                     |
| Terrace: 60 Msq.                |               |                     |
| Garden                          |               |                     |
| Near Bus Route                  |               |                     |
| Parking - Space                 |               |                     |