



## Ground Floor Apartment for sale in Estepona, Estepona

460,000 €

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.

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## Features:

### Features

Communal Pool

Parking

Private Pool

Pool

Open Views

Golf

Beach

Urban

Garden Views

Garage

Village Views

Sea Views

Countryside

First Line

Pool Views

**Energy Rating**

A

### Views

Sea Views

Panoramic Views

**CO2 Emission Rating**

A

### Setting

Beachside

Beachfront

Town