



## Ground Floor Apartment for sale in Estepona, Estepona

695,000 €

Reference: N8176 Bedrooms: 2 Bathrooms: 2 Build Size: 142m<sup>2</sup> Terrace: 43m<sup>2</sup>





## Costa del Sol, Estepona

### NEW BUILD RESIDENTIAL COMPLEX IN ESTEPONA

This luxury community boasts superb facilities that will ensure owning a property here will be an investment that can only appreciate throughout the years. With a fully equipped gym and wellness area, both permanent residents and holidaymakers can indulge in fitness and reflection, while the indoor pool invites owners to enjoy a refreshing dip whatever the weather.

Above all, it is a community, with facilities that enable neighbours to socialise by the pool, or chat across sun loungers in the beautifully maintained garden.

- 2, 3, and 4-bedroom configurations
- Fully equipped gymnasium
- SPA
- Exterior community pool
- Landscaped gardens
- South-facing
- Sea views
- Underground carpark
- Storage space
- Gated, secure development

Contemporary chic design in an unbeatable location. It is an investment you will never regret, as you take in the beautiful sea-views sipping your morning coffee on your generous terrace, or watch the sun go down from your spacious roof-top solarium.

Each apartment has been carefully considered to maximize space and natural light, with open-plan living areas leading to fully equipped American-style kitchens. All master bedrooms have ensuite bathroom facilities, while the 2 and 3-bedroom apartments benefit from direct access to the large terraces from all bedrooms and living spaces.

Luxurious 4-bedroom penthouse duplexes have stunning rooftop solariums, perfect for enjoying the summer sun or dining with friends and family, relishing the enviable view.

- Video-entry system
- Open-plan kitchens fully equipped with high-quality fixtures and fittings
- Motorised blinds in lounge and master bedroom
- Fitted wardrobes in all bedrooms
- Large format porcelain floor tiles, also used on the terrace for indoor/outdoor continuity
- Top quality fixtures and fittings in bathrooms with heated towel rails and shower screens.

The development has suitability at its core, with innovative aerothermal systems for heating and hot water, using the renewable power of the air to dramatically cut energy use. This forward-thinking approach not only offers energy savings but also aligns with our commitment to a greener way of life.

Each apartment is crafted to be a sanctuary of comfort and eco-efficiency, with individual climate control systems ensuring your space is perfectly tailored to your preferences.

From the infrastructure to the smallest details, it embodies sustainable luxury. Electrical and telecommunications setups are cutting-edge, ensuring that every home is safe, connected, and efficient. Features like accessible elevators have been thoughtfully integrated. A commitment to suitability includes rooftop photovoltaic panels and high-efficiency heat pump air conditioning systems, positioning this development as not just a place to live, but a smart



investment in a sustainable future.

Communal areas are designed for enjoyment and relaxation, all within an eco-conscious framework. The complex is a secure and gated community, featuring landscaped gardens filled with native plants, served by automatic irrigation and lit by energy-saving LED lights.

Estepona's strategic location means that it's ideally placed to experience some of the Costa del Sol's other favourite settings. The glitzy yachting marina of Puerto Banús is just 15 minutes by car, the quays lined with couture boutiques and upscale restaurants, it is a place to see and be seen.

Just a short journey along the iconic Golden Mile, you'll find Marbella, a globally celebrated destination. It boasts an array of Michelin starred dining options and prestigious brands like Nobu and Cipriani, set alongside illustrious five-star hotels including the Puente Romano and Marbella Club. Marbella is a favoured haunt of celebrities from the film and sports industries, music legends, and international business moguls.

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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**

B

### Views

Sea Views

Panoramic Views

**CO2 Emission Rating**

B

### Setting

Beachside

Beachfront

Town