Sales - Apartment - Estepona

530.000€











Ref.-ID: MIBGR5120578 **Estepona** **Apartment**

Community: 4,200 EUR / year **IBI: 1,200 EUR / year** **Rubbish: 160 EUR / year** **3** **2** **125 m2** **55 m2**

ESTEPONA / NEW GOLDEN MILE Between Estepona and Puerto Banus Modern 3 bedroom 2 bathroom corner ground floor apartment with wonderful garden and swimming pool views Homes specially designed for enjoying the Mediterranean lifestyle. The south-facing position and the spacious terraces ensure an optimum use of sunlight. Inside, the meticulous layout is focused on enhancing social life and preserving the privacy of the most intimate rooms of the house. The open-plan area containing the kitchen, living room and dining room extends outwards in the form of a continuous terrace and private garden Every detail of this apartment has been carefully designed to achieve a perfect combination of functionality and style. The kitchen has been expanded with additional cabinetry and a fully integrated XL refrigerator. It also features a practical laundry area, a separate storage room, and two underground parking spaces, making this property as functional as it is luxurious. All bedrooms include fully equipped built-in wardrobes, as well as electric blinds for added comfort. The master bedroom also opens onto a private terrace enclosed by glass curtains. 1 underground parking space and a storage room included. *** With option to purchase a second parking if desired The owners enjoy exclusive access to a club house with indoor pool, gym, spa with steam room and sauna as well as communal room for parties and entertaining. The community also features green areas and an outdoor swimming pool Relax in your own private oasis and experience nature from every part of your home. LOCATION The Atlas American School of Malaga, situated next to the Russian Orthodox Church, is going from strength to strength. It has a capacity of 700 students and is accelerating demand for high quality real estate in the area. Our immediate neighbors, the large national developer, Aedas are constructing a large number of luxury apartments at a rapid pace. One of their brands, Libella is selling in the range of €660,000 to €1,300,000. Another, Australy Aures, is about to be marketed as a top end luxury development of apartments and is likely to be significantly higher in price. Construction has started of more luxury apartments by leading national developers, Azata. This is in addition to the extremely successful Vanian Gardens, located directly behind Atlas American School of Malaga. Vanian Hills, with its panoramic sea views and high quality, is also in construction. Hospiten, our local private hospital, has double its sized in 2025 The total investment in the immediate area exceeds €700 million. A new paddle tennis club (within walking distance) opened in early 2025, consisting of 11 courts as well as a spa and restaurant. The area is already well served by great up-market restaurants and beach bars such as Bossa and Sonora Beach, supermarkets such as Mercadona, Aldi, Lidl and Carrefour and several petrol stations. La Resina is a consolidated area. While we enjoy all of these benefits we still retain our rural atmosphere.

Setting
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South Facing
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Underground Parking
- ✔ Communal Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Luxury
- ✔ Contemporary