

## Sales - Apartment - Estepona

**475.000€**



**Ref.-ID: MIBGR5252986**

**Estepona**

**Community: 2,160 EUR / year**

**IBI: 489 EUR / year**

**Rubbish: 160 EUR / year**



**2**



**2**



**110 m<sup>2</sup>**

**Apartment**

Experience perfect modern Mediterranean living in this immaculate, brand-new 2-bedroom, 2-bathroom ground-floor apartment in the prestigious Aranya development in Estepona, ideally positioned between Marbella and Estepona. Delivered at the end of 2024, this fully furnished home is presented in flawless condition, offering a genuine turnkey opportunity for those seeking style, comfort, and effortless living on the Costa del Sol. It also benefits from a touristic rental license, making it an exceptional investment with immediate rental potential. The apartment features two beautifully designed bedrooms, including a serene master suite with its own en-suite bathroom, along with a second contemporary bathroom. The bright open-plan living area flows seamlessly onto a spacious 40m<sup>2</sup> terrace and an 80m<sup>2</sup> private garden, creating an outstanding 120m<sup>2</sup> of outdoor living space perfect for relaxing, entertaining, and enjoying the Mediterranean climate. A modern, fully equipped kitchen completes the interior, offering both functionality and elegant design. The Aranya urbanisation enhances daily life with its excellent amenities, including a large outdoor swimming pool, a fully equipped gym, and a stylish co-working space, all surrounded by beautifully landscaped communal areas. The property also includes underground parking and a private storage room for added convenience. Situated in a peaceful yet well-connected location between Marbella and Estepona, the apartment is close to beaches, golf courses, restaurants, and all essential services. With its perfect presentation, brand-new finish, generous outdoor spaces, and rental license already in place, this property is ready to be enjoyed or rented out from the very first day.

**Setting**  
 Close To Shops  
 Close To Schools

**Orientation**  
 South East

**Condition**  
 Excellent  
 New Construction

**Pool**  
 Communal

**Climate Control**  
 Air Conditioning

**Views**  
 Mountain  
 Pool

**Features**  
 Covered Terrace  
 Lift  
 Fitted Wardrobes  
 Private Terrace  
 Gym  
 Storage Room  
 Ensuite Bathroom  
 Barbeque

**Furniture**  
 Fully Furnished

**Kitchen**  
 Kitchen-Lounge

**Garden**  
 Communal

**Security**  
 Gated Complex  
 Alarm System

**Parking**  
 Private

**Category**  
 Luxury