## Sales - Apartment - Estepona

# 985.000€











**Ref.-ID: MIBGR5440417** **Estepona** **Apartment**

**Community: 4,656 EUR / year** **IBI: 751 EUR / year** **Rubbish: 148 EUR / year** **3** **3** **144 m2** **86 m2**

Luxury 3-Bedroom Garden Apartment | 164 m² Built • 56.86 m² Terrace • 85.72 m² Private Garden | El Campanario Hills, Estepona Highlights; 3 Bedrooms | 3 Bathrooms 164 m² Built 56.86 m² Terrace 85.72 m² Private Garden Completed in 2021 Underfloor Heating Throughout Designer Kitchen Smart Home System Private Underground Parking & Storage Room Gym • Sauna • Turkish Bath Large Swimming Pool Walking Distance to Golf, Restaurants & Shops Some homes offer space. Others offer a way of life. Completed in 2021, this beautifully presented garden apartment combines the comfort of a modern home with the feeling of villa-style living. Offering 164 m² of elegant interior space, an expansive 56.86 m² terrace and an 85.72 m² private garden, it enjoys one of the finest positions within the exclusive boutique community of El Campanario Hills on Estepona's New Golden Mile. Bathed in natural light, the spacious open-plan living area flows effortlessly onto the terraces and garden through floor-to-ceiling sliding doors, creating one seamless indoor-outdoor living space. Designed for year-round enjoyment, the terrace comfortably accommodates a dining area, lounge, barbecue and sunbeds, while the elevated position and mature landscaping provide exceptional privacy and peaceful open views. The apartment features three spacious bedrooms and three beautifully finished bathrooms, including a generous principal suite with direct access to the terrace. The upgraded designer kitchen integrates perfectly with the living area, creating an elegant space for everyday living and entertaining. Premium features include underfloor heating throughout, a smartphone-controlled home automation system, electric shutters, alarm system, water softener, filtered drinking water system, underground parking and a private storage room with electric bike charging facilities. Residents enjoy beautifully landscaped tropical gardens, a large swimming pool with children's pool, gym, sauna and Turkish steam bath, creating the atmosphere of a private boutique resort. Ideally located within walking distance of El Campanario Golf & Country Club, restaurants, cafés, shops and several golf courses, the apartment is only minutes from the beaches, San Pedro, Puerto Banús and Marbella. Whether as a permanent residence, an elegant holiday home or a secure investment, this exceptional property perfectly combines generous indoor space, outstanding outdoor living and one of the New Golden Mile's most desirable locations.

**Setting**
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool
- ✔ Childrens Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Fireplace
- ✔ U/F Heating

**Views**
- ✔ Mountain Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Jacuzzi
- ✔ Double Glazing
- ✔ Domotics
- ✔ Fiber Optic

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System

**Parking**
- ✔ Underground Parking
- ✔ Garage

**Category**
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary