## Sales - Apartment - Estepona

# 749.000€











**Ref.-ID: MIBGR5465338** **Estepona** **Apartment**

**Community: 3,192 EUR / year** **IBI: 576 EUR / year** **Rubbish: 261 EUR / year** **3** **2** **106 m2**

A beautifully presented three-bedroom, two-bathroom apartment occupying the second floor of this highly sought-after development in the heart of Las Mesas, Estepona. Offering contemporary design, excellent quality throughout and wonderful sea views, this is a superb opportunity to acquire a stylish modern home within one of Estepona’s most desirable residential areas. Set within a secure gated community containing beautifully landscaped gardens, residents enjoy an impressive range of facilities, including a large communal swimming pool, separate children’s pool, fully equipped gym, spa and solarium. The entire development has been finished to a high modern standard, creating an attractive and exceptionally well-maintained environment. The apartment itself has been meticulously finished and is presented in excellent condition by the current owners. From the entrance, the property immediately feels spacious and welcoming, with a generous open living and dining arrangement. The lounge sits to the front of the property, while the substantial dining area can easily provide comfortable seating for six or more, with the well-appointed kitchen positioned to the rear of the property. The kitchen is equipped with Siemens appliances and benefits from a window overlooking the rear of the development, while a covered utility area provides convenient access to the rear terrace. The main living space opens directly onto the apartment’s outstanding terrace, which is undoubtedly one of its defining features. Generously proportioned and beautifully furnished, it provides areas for dining, relaxing and enjoying the Mediterranean climate, with a dining table area comfortably seating six to eight, with the owners demonstrating how sofas and sun loungers can offer a real feeling of space and flexibility within the area. From here, the views extend over the urbanisations pool and garden areas across towards the Mediterranean, creating a wonderful backdrop both day and night. After sunset, the illuminated pool area below takes on an atmospheric blue glow, adding another dimension to an already impressive setting. The principal bedroom, second bedroom and lounge all enjoy the same wonderful outlook. The master suite features a walk-in wardrobe and a stylish en-suite bathroom, while the remaining bedrooms share a beautifully appointed family bathroom finished with quality tiling and tasteful choices of colours. A third bedroom is positioned towards the rear of the apartment, completes what is an excellent property. The location is particularly attractive. Las Mesas offers an exceptional combination of convenience and lifestyle, with the beach and promenade, marina and port, Las Mesas Park and sports centre all within a short walk. Estepona’s charming old town is also close by, while excellent road connections provide easy access along the Costa del Sol and to both the A-7 and AP-7. Málaga International Airport and Gibraltar are both comfortably accessible, making this an ideal permanent residence, holiday home or investment in one of the Costa del Sol’s most increasingly sought-after locations. A sophisticated modern apartment with excellent facilities, superb sea views and an outstanding walkable location — offering the lifestyle that makes Estepona such a compelling place to own property.

**Setting**
- ✔ Town
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition
- ✔ New Construction

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ U/F/H Bathrooms

**Views**
- ✔ Sea Views
- ✔ Pool Views

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

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

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

**Parking**
- ✔ Underground Parking
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Investment
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary