



**Sales - Apartment - Estepona**  
**495.000€**

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Ref.-ID: MIBGR5242375

Estepona

Apartment

Community: 1,560 EUR / year

IBI: 523 EUR / year

Rubbish: 133 EUR / year



2



2



106 m<sup>2</sup>

Located in the prestigious Las Joyas urbanisation, in the eastern part of Estepona, this magnificent ground-floor apartment stands out for its recent renovation and unbeatable location, just five minutes from both Estepona and San Pedro. The property combines comfort, elegance, and an exceptional quality of life, making it an ideal option for those seeking tranquility and proximity to all amenities. The apartment has a constructed area of 106.9 m<sup>2</sup> and an interior area of 89 m<sup>2</sup>, distributed into two spacious bedrooms and two modern bathrooms, one of which is en suite. The bright and inviting living room opens onto an impressive 120 m<sup>2</sup> private terrace, perfect for enjoying outdoor gatherings, thanks to its barbecue area and panoramic views of the countryside, mountains, and communal gardens. The fully equipped and renovated kitchen is complemented by a practical utility room, while the porcelain floors, high-quality interior and exterior woodwork, and updated bathrooms reinforce the modern feel. The property, in excellent condition and adapted for people with reduced mobility, also features air conditioning, a fireplace, built-in wardrobes, and a guest toilet. Located in a gated community with security cameras and surveillance during peak season, and access via video intercom, the property offers its residents a wide range of amenities: a communal swimming pool and gardens, an outdoor gym, a paddle tennis court, and an elevator. The apartment includes a private parking space and is pet-friendly. Its orientation and large windows ensure abundant natural light and open views of both the surrounding countryside and the complex. The location is unbeatable: close to transportation, schools, golf courses, restaurants, and leisure areas, as well as the beaches of the Costa del Sol. All of this allows you to enjoy an active and relaxed lifestyle, surrounded by nature and with all amenities within easy reach. Don't miss the opportunity to visit this unique property in Las Joyas. For more information or to schedule a visit, please don't hesitate to contact us.

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>
✓ Close To Shops	✓ South West	✓ Excellent	✓ Communal	✓ Air Conditioning	✓ Mountain
✓ Close To Sea		✓ Recently Renovated		✓ Central Heating	✓ Country
✓ Close To Town				✓ Fireplace	✓ Panoramic
✓ Close To Schools					✓ Garden
✓ Close To Forest					✓ Urban
✓ Urbanisation					✓ Street
<b>Features</b>	<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>
✓ Covered Terrace	✓ Not Furnished	✓ Fully Fitted	✓ Communal	✓ Gated Complex	✓ Underground
✓ Lift			✓ Easy Maintenance	✓ Entry Phone	✓ Covered
✓ Fitted Wardrobes					✓ Private
✓ Near Transport					
✓ Private Terrace					
✓ WiFi					
✓ Gym					
✓ Paddle Tennis					
✓ Storage Room					
✓ Utility Room					
✓ Ensuite Bathroom					
✓ Barbeque					
✓ Double Glazing					
✓ Near Church					
✓ Fiber Optic					
<b>Utilities</b>	<b>Category</b>				
✓ Drinkable Water	✓ Golf				
✓ Telephone	✓ Holiday Homes				
	✓ Investment				
	✓ Luxury				