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**Sales - Apartment - Estepona**

**875.000€**

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**Ref.-ID: MIBGR5379193** **Estepona** **Apartment**

**Community: 4,320 EUR / year** **IBI: 900 EUR / year** **Rubbish: 141 EUR / year** **3** **3** **136 m2** **153 m2**

Elegant designer apartment for sale in Mirador de Estepona Hills, Estepona. Beautifully curated interiors, private terrace, rental license and access to resort-style amenities including pools, gym, restaurant, tennis, padel and 24-hour security. Introducing a beautifully curated apartment in Mirador de Estepona Hills, one of Estepona's most desirable gated communities, offering a rare combination of refined interior design, resort-style amenities and strong rental potential. The home has been thoughtfully designed by its owner, an interior designer. Every detail has been carefully considered, creating an atmosphere that feels elegant, personal and effortlessly composed. Natural textures, soft tones, curated furniture pieces and artistic accents come together to form a home with character, warmth and quiet sophistication. Large sliding doors connect the interior with the terrace, allowing natural light to move beautifully through the space and creating an easy flow between indoor and outdoor living. The design feels relaxed yet polished — ideal for enjoying Estepona's Mediterranean lifestyle in comfort and style. The apartment offers generous interior spaces, a covered terrace and the exclusive use of a private garden of 154m² — a rare and valuable feature that gives an extra feeling of privacy and outdoor living. Set within a secure private community, Mirador de Estepona Hills offers an exceptional range of amenities, including 24-hour security, landscaped gardens, swimming pools, a fully equipped gym, tennis and padel courts, an on-site restaurant and café, and beautifully maintained communal areas. It is a community designed for those who value privacy, convenience and a resort-like lifestyle without compromising on everyday comfort. The property also benefits from a rental license, while having never been rented before, so it remains in excellent condition. This makes it a rare opportunity for buyers looking for a beautifully kept home that works equally well as a private residence, a stylish holiday retreat, or a ready-to-go investment with strong rental appeal. Located just minutes from Estepona town centre, the beach, restaurants, golf courses and everyday amenities, this apartment offers an exceptional lifestyle opportunity in one of the Costa del Sol's fastest-growing and most exciting locations.

**Setting**
- ✔ Close To Port
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Excellent Condition

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

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

**Views**
- ✔ Mountain Views
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Paddle Tennis
- ✔ Tennis Court
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Bar
- ✔ Restaurant On Site
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

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

**Security**
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ 24 Hour Security

**Parking**
- ✔ Underground Parking

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