



Sales - Apartment - Estepona  
**849.000€**

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**Ref.-ID: MIBGR5393578**

**Estepona**

**Apartment**

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

**IBI: 630 EUR / year**

**Rubbish: 150 EUR / year**



**2**



**2**



**101 m2**

Exclusive beachfront apartment with direct access from the new Estepona promenade, located in the prestigious Darya building, a recently constructed property featuring intelligent, efficient, and high-end design. The residence, situated on the top floor, offers 2 bedrooms and 2 bathrooms, with a magnificent private terrace of 25 m<sup>2</sup> boasting panoramic views of Estepona's town center and Sierra Bermeja. The open plan living area seamlessly integrates the dining space and a modern kitchen featuring a majestic island and fully equipped with AEG appliances, including a hob, oven, microwave, refrigerator, washing machine, and dryer. The property features aerothermal climate control and underfloor heating, ensuring maximum comfort and energy efficiency. The spacious terrace becomes a true extension of the living room, ideal for enjoying the Mediterranean climate, with a barbecue area and space to relax or entertain guests. Includes a parking space and storage room. High-end communal areas: - Rooftop infinity pool - Jacuzzi - Gym - BBQ area - Elevator Unbeatable location, right in the center and with direct access to Estepona's promenade, surrounded by all amenities: restaurants, shops, schools, marina, and transport, all just steps away. An ideal property as a main residence, second home, or investment in one of the most sought-after areas of the Costa del Sol.

**Setting**

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Orientation**

- ✓ North

**Condition**

- ✓ Excellent
- ✓ New Construction

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Mountain
- ✓ Panoramic

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Gym
- ✓ Storage Room
- ✓ Jacuzzi
- ✓ Bar
- ✓ Barbeque
- ✓ Double Glazing

**Furniture**

- ✓ Optional

**Kitchen**

- ✓ Partially Fitted
- ✓ Kitchen-Lounge

**Security**

- ✓ Electric Blinds
- ✓ Entry Phone

**Parking**

- ✓ Private

**Category**

- ✓ Beachfront
- ✓ Luxury