MIBGROUP.ES

Sales - Apartment - Estepona

896.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es











Ref.-ID: MIBGR5401816 **Estepona** **Apartment**

Community: 6,720 EUR / year **IBI: 185 EUR / year** **Rubbish: 1,553 EUR / year** **4** **3** **179 m2** **52 m2**

FOUR BEDROOMS, SOUTH FACING AND A SPACIOUS TERRACE WITH DIRECT GARDEN ACCESS IN LAS NÁYADES Space, tranquillity and outdoor living in Guadalmansa, Estepona. This ground-floor apartment stands out for its south-facing orientation, four bedrooms and 65.80 m² covered terrace, with direct access to the communal gardens of Las Náyades. The property offers 178.32 m² of built accommodation and several entrances, allowing convenient access from different points. The spacious living and dining room opens onto the terrace, with separate outdoor dining and relaxation areas surrounded by greenery. The four bedrooms provide a practical layout for family and guests. Two have their own en-suite bathrooms, while the other two share a third full bathroom. Features include fitted wardrobes, wooden flooring and air conditioning. The separate kitchen offers generous worktops, ample storage and space for a dining table. A private laundry room of 7.80 m² completes the accommodation. The community has renovated the façades and upgraded its facilities through a subsidised programme, without these works resulting in an increase in community fees. Improvements to thermal and acoustic insulation help reduce outside noise and provide better protection against heat and cold, creating a more comfortable interior and reducing heating and cooling requirements. The apartment’s garden-facing setting and peaceful atmosphere make it an inviting place to relax and enjoy the terrace. Las Náyades is a gated development with a concierge service and CCTV surveillance. Residents enjoy tropical gardens, an outdoor swimming pool for adults, a children’s pool and a wellness area with a heated indoor pool, hydromassage facilities, a sauna and a gym. Use of these facilities is included in the community fees. The price includes a spacious underground parking space with a usable area of 28.72 m². Close to the sea, the seafront promenade and beach restaurants, this property combines four bedrooms, convenient access and a generous terrace in a residential setting between Estepona and Marbella. Contact us for further information or to arrange a viewing.

Setting
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Satellite TV
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Double Glazing
- ✔ Domotics
- ✔ 24 Hour Reception
- ✔ Restaurant On Site
- ✔ Courtesy Bus
- ✔ Near Mosque
- ✔ Near Church
- ✔ Fiber Optic

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Photovoltaic solar panels
- ✔ Solar water heating

Category
- ✔ Investment