

**Sales - Apartment - Estepona**  
**663.000€**

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**Ref.-ID: MIBGR5459947**

**Estepona**

**Apartment**

**Community: 2,880 EUR / year**



**2**



**2**



**95 m2**



**41 m2**

Exclusive 2-Bedroom Apartment with Private Garden & Sea Views – Mirador de Estepona Hills Exceptional ground-floor apartment for sale in the prestigious gated urbanisation of Mirador de Estepona Hills, just a few minutes from Estepona town centre, the marina and the beaches. South-facing with private garden, large terraces and beautiful views of the Mediterranean Sea. Key Features 95 m² built | 75 m² useful interior 2 spacious bedrooms 2 full bathrooms Open-plan living-dining room Modern fully equipped kitchen with independent utility room High-quality contemporary finishes Covered terrace 30 m² + uncovered terrace 6 m² + private garden 41 m² (more than 77 m² of private outdoor space) South orientation – excellent natural light and open views of the sea, pools and gardens Private underground garage space + storage room Finished in 2018 Urbanisation & Amenities Mirador de Estepona Hills offers a true resort lifestyle within a secure private community: 24-hour security Outdoor swimming pools Fully equipped gym Padel courts and sports facilities Beautifully maintained tropical gardens Restaurant within the complex Short-term and holiday rentals are permitted, providing excellent flexibility for those looking to combine a second home with rental income potential. A magnificent option as a permanent residence, holiday home or investment, combining private outdoor space, sea views and first-class communal facilities. Viewing highly recommended.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Town</li><li>✓ Close To Shops</li><li>✓ Close To Schools</li><li>✓ Close To Forest</li><li>✓ Urbanisation</li></ul>                                                                                                                                                                                                                                                                                                                                                                       | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul>         | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>  | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Children`s Pool</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Pre Installed A/C</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Country</li><li>✓ Panoramic</li><li>✓ Garden</li><li>✓ Pool</li><li>✓ Courtyard</li><li>✓ Forest</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Solarium</li><li>✓ WiFi</li><li>✓ Gym</li><li>✓ Sauna</li><li>✓ Paddle Tennis</li><li>✓ Tennis Court</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Access for people with reduced mobility</li><li>✓ Marble Flooring</li><li>✓ Jacuzzi</li><li>✓ Double Glazing</li><li>✓ Restaurant On Site</li><li>✓ Fiber Optic</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Private</li></ul>       | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Entry Phone</li><li>✓ Alarm System</li><li>✓ 24 Hour Security</li></ul>    | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Garage</li><li>✓ Covered</li><li>✓ Private</li></ul>                                             |