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Sales - Apartment - Estepona

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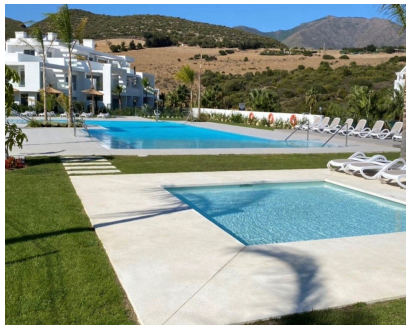



Ref.-ID: MIBGR5549161 **Estepona** **Apartment**

Community: 3,900 EUR / year **IBI: 600 EUR / year** **2** **2** **106 m2**

Some homes are remembered for their light, and this one has it all day long. The covered terrace faces south, so it catches the sun from sunrise to sunset, looking out over the palm grove to the mountains beyond. This is a two-bedroom ground-floor apartment in Phase 3 of Alcazaba Lagoon in Estepona, built in 2019 and holding a valid holiday rental licence. It sits in a peaceful part of the development, away from the building work of the newer phase and from the traffic noise of the AP-7 motorway. It offers around 106 m² built, with a large open-plan living and dining room that opens onto the terrace through wide glass doors, so the outdoors becomes part of the home for most of the year. The handle-less white kitchen, with induction hob and grey splashback, is integrated into the living area. Both bedrooms are doubles with floor-to-ceiling fitted wardrobes, and one of them opens straight onto the terrace. It is a contemporary build with energy rating C, ducted air conditioning and light floors throughout, and both bathrooms are modern, each with a walk-in shower. A lift takes you straight down to the basement, where the apartment has its own parking space, a private parking space for a golf buggy and a private storage room. It works just as well as a year-round home as it does as a second home that earns its keep when you are not using it. The lagoon is a short stroll away, with free access to it and all its facilities, and the development itself is the star. There are several pools set among palm trees and lawns, including a heated pool, a crystal-clear lagoon with a white-sand beach, sun loungers and a beach club with restaurant, hot tubs and a sauna, a gym and a children's play area. It is all gated, beautifully kept and designed so you never need to leave all day. Alcazaba Lagoon lies on the western side of Estepona, towards Sotogrande, surrounded by golf courses and with open views of the mountains. The beach at Casares Costa is about five minutes away by car, Puerto de la Duquesa around ten, Estepona town centre a quarter of an hour and Sotogrande about twenty. Gibraltar airport is roughly 35 minutes away and Málaga airport about an hour. 106 m² built · South-facing covered terrace · 2 bedrooms · 2 bathrooms with walk-in showers · Lift · Parking, golf buggy space and storage room · Holiday rental licence · Sold partially furnished Would you like more photos or a video call? We speak English and Spanish.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Jacuzzi

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex

Parking
- ✔ Underground Parking

Category
- ✔ Holiday Homes
- ✔ Investment