

## Sales - Apartment - Estepona

# 580.000€

**Estepona**

**Apartment**

**Community: 3,000 EUR / year**

**IBI: 777 EUR / year**



2



2



147 m2

Located in the highly desirable Las Mesas area of Estepona, this elevated ground floor apartment combines convenience, privacy, and strong investment potential. Within walking distance of the historic centre, marina, Centro Deportivo Las Mesas, and beaches such as Playa del Cristo, it offers easy access to the best of the Costa del Sol lifestyle. Set approximately five metres above street level, the apartment enjoys an enhanced sense of privacy and security, while its private garden provides a peaceful outdoor retreat. Built in 2020, the development offers modern architecture and excellent communal facilities, including a large swimming pool, upgraded gym, landscaped gardens, and a coworking space. The well managed community maintains reasonable fees while continuing to invest in improvements that support long term value. Inside, the bright living area flows into a fully equipped open plan kitchen with Siemens appliances, creating an inviting space for everyday living and entertaining. The spacious layout includes a nearly 30 m<sup>2</sup> master suite with an en suite bathroom and built in wardrobes, as well as a generous second bedroom. A south facing terrace enjoys sunlight throughout the day and extends the living space outdoors, ideal for dining and relaxation. Additional features include underfloor heating in the bathrooms, individual room climate control, air conditioning, and enhanced insulation. With short term rentals permitted, the property offers excellent rental potential throughout the year, while two underground parking spaces and two large storage rooms add further practicality and value. Christie's Insight: According to Christie's expert Mats Klaver, this property stands out for its rare combination of privacy, generous proportions, and central location. The elevated garden setting offers a level of seclusion uncommon in town centre apartments, while the spacious layout creates a sense of scale rarely found in two bedroom homes. Combined with the continued growth of Las Mesas, it represents both an exceptional lifestyle opportunity and a well positioned long term investment.

### Setting

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

### Climate Control

- ✓ Air Conditioning
- ✓ U/F/H Bathrooms

### Garden

- ✓ Private

### Orientation

- ✓ South

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Urban

### Security

- ✓ Gated Complex
- ✓ Alarm System

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Domotics

### Parking

- ✓ More Than One
- ✓ Private

### Pool

- ✓ Communal

### Furniture

- ✓ Fully Furnished



















