

**Sales - Apartment - Estepona**

**830.000€**



3



2



232 m<sup>2</sup>

Modern 3-Bedroom Apartment with Exceptional 85 m<sup>2</sup> Private Terrace - Las Mesas, Estepona Elegant and contemporary 3-bedroom apartment built in 2023 in the exclusive gated residential complex. This high-quality property offers a total built area of 232 m<sup>2</sup>, including an impressive 85 m<sup>2</sup> private terrace, combining modern design, comfort and Mediterranean lifestyle. Key Features 106 m<sup>2</sup> interior living space + 85 m<sup>2</sup> private terrace 3 spacious bedrooms with fitted wardrobes 2 beautifully finished bathrooms Open-plan living-dining area with large windows and plenty of natural light Fully equipped modern kitchen Underfloor heating + air conditioning Private 8.6 m<sup>2</sup> storage room (trastero) 2 private underground parking spaces Interior and exterior furniture in excellent condition (can be included) One of the standout features is the exceptionally large private terrace, perfect for outdoor dining, entertaining or simply relaxing in the Mediterranean climate. Resort-Style Amenities Swimming pool area with sun loungers and umbrellas Beautifully landscaped gardens Fully equipped gym Games room with darts and table tennis Multi-purpose / social room Prime Location Las Mesas is one of Estepona's most desirable new residential areas, perfectly located between the marina and the town centre. Just 10 minutes' walk to Estepona Marina, 20-25 minutes' drive to Puerto Banús and Marbella, and within 1 km of major supermarkets, health centres, restaurants and boutiques. Excellent access to the A-7 motorway and Málaga Airport. Ideal as a permanent home, holiday residence or high-yield investment in one of the Costa del Sol's most sought-after locations. Viewing highly recommended - contact us today to arrange a private viewing!

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ U/F Heating

**Kitchen**

- ✓ Fully Fitted

**Orientation**

- ✓ South

**Views**

- ✓ Panoramic
- ✓ Garden
- ✓ Urban
- ✓ Street

**Garden**

- ✓ Communal

**Condition**

- ✓ Excellent

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Tennis Court
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Domotics
- ✓ Near Church
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security

**Pool**

- ✓ Communal
- ✓ Children`s Pool

**Furniture**

- ✓ Optional

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private
- ✓ EV charge point









