

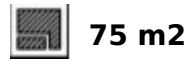
Sales - Apartment - Estepona

410.000€

Estepona

Apartment

Community: 2,808 EUR / year



This delightful, brand-new ground-floor apartment in the urbanization Oceana Gardens is the ideal place for those seeking comfort, privacy, and luxurious amenities. The spacious, 30 m² terrace is elevated, offering unobstructed views and plenty of privacy. It's the perfect place to unwind, enjoy breakfast in the morning sun, or spend long summer evenings. This luxurious development offers everything you need to make every day feel like a vacation. You'll have an outdoor swimming pool, a well-equipped gym, as an owner, you'll also have exclusive access to the Club House, featuring an indoor swimming pool, a sauna, and an additional, larger fitness room. Parking and storage are optimally arranged. You can easily reach the apartment by elevator via the underground garage, and from there, you have direct access to your own storage unit. The apartment was delivered in 2025 and is not yet occupied. You'll be the first owner/occupier of this modern, newly built home, without having to wait for construction to begin. Furthermore, it's possible to purchase the furniture for an additional fee. This allows you to move into the apartment immediately, without the stress of furnishing or rent it out as a move-in ready investment. In short: a unique opportunity for a move-in ready, brand new home with excellent amenities and plenty of living comfort. The apartment has a tourist rental license.

Setting

- ✓ Village
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

Garden

- ✓ Communal

Orientation

- ✓ South West

Views

- ✓ Mountain
- ✓ Country
- ✓ Garden
- ✓ Lake

Security

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System

Condition

- ✓ Excellent

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Gym
- ✓ Sauna
- ✓ Storage Room

Parking

- ✓ Underground

Pool

- ✓ Communal
- ✓ Indoor
- ✓ Heated

Furniture

- ✓ Optional

























Oceana Gardens

Bloque 2 - Portal 1 - Bajo B
2 Dormitorios

CUADRO DE SUPERFICIES

Sup. Útil Interior Vivienda	75.1 m ²
Sup. Útil Exterior	29.2 m ²
Sup. Cons. Int. Viv + p.p. ZZCC	106.7 m²
Sup. Cons. Int. Viv + p.p. ZZCC + Sup. Útil Ext.	135.9 m²

CUADRO DE SUPERFICIES ANDALUCÍA D218/2005

Sup. Útil Vivienda D218/2005	82.6 m ²
Sup. Cons. Vivienda + p.p. ZZCC D218/2005	115.7 m ²

Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compra y arrendamiento de viviendas en Andalucía.

LOCALIZACIÓN



COMPROMISO SOSTENIBLE



El presente plano no es definitivo, ya que ha sido elaborado conforme al Proyecto Básico del Edificio y, por tanto, Metrovasesa se reserva la facultad de incluir las modificaciones necesarias por exigencias técnicas y/o jurídicas u ordenadas por cualesquiera administraciones u organismo públicos, ajustándose en todo caso al Proyecto de Ejecución. Los elementos accesorios (por ejemplo, el mobiliario incluido en la zona de la cocina o elementos de jardinería) son meramente ilustrativos. Los giros de puertas y la distribución de aparatos sanitarios no son vinculantes. Las superficies expresadas son aproximadas, pudiendo experimentar modificaciones por razones de índole técnica y/o legal en el desarrollo de la ejecución de las obras.

mvc.