

## Sales - Apartment - Estepona

# 450.000€

**Estepona**

**Apartment**

**Community: 1,920 EUR / year**

**IBI: 633 EUR / year**



**2**



**2**



**75 m2**

Two bedrooms, open sea views and a southwest-facing terrace designed to be enjoyed throughout much of the year. Located in La Gaspara, this apartment combines a practical layout with easy access to the beach, several golf courses and the centre of Estepona. The living and dining area is bright and open, connecting directly to a 32 m<sup>2</sup> terrace that makes the most of the property's orientation and views. Large sliding doors allow natural light to fill the interior spaces throughout the day. The property offers two bedrooms and two bathrooms, including a principal bedroom with en-suite bathroom. The kitchen is integrated into the living area, creating a layout that feels comfortable and functional for everyday living. A private parking space and storage room are included in the sale. Residents enjoy access to a swimming pool, gym and well-maintained communal areas within a modern gated community. La Gaspara has become an increasingly popular residential area thanks to its proximity to the beach and its easy connection to the centre of Estepona, while offering a quieter setting than many developments closer to the town itself. Properties that combine sea views, outdoor space and a well-connected location continue to attract buyers looking for a home that can be enjoyed throughout the year.

### Setting

- ✓ Close To Shops
- ✓ Close To Sea

### Climate Control

- ✓ Air Conditioning
- ✓ U/F Heating

### Garden

- ✓ Communal

### Orientation

- ✓ South West

### Views

- ✓ Sea
- ✓ Panoramic
- ✓ Pool
- ✓ Urban

### Security

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

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Double Glazing

### Parking

- ✓ Private

### Pool

- ✓ Communal

### Kitchen

- ✓ Partially Fitted

### Utilities

- ✓ Electricity

































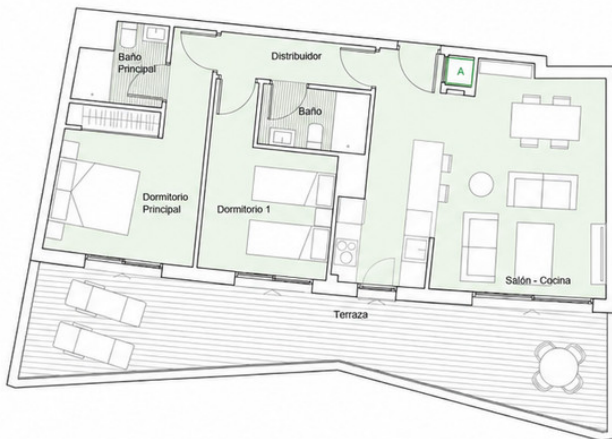
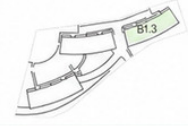


### EDIFICIO 3

#### PORTAL 1

PLANTA 1

B



VIVIENDA B	
Salón-Cocina	30.33m <sup>2</sup>
Distribuidor	3.60m <sup>2</sup>
Baño Principal	3.34m <sup>2</sup>
Baño	3.50m <sup>2</sup>
Dormitorio Principal	13.41m <sup>2</sup>
Dormitorio 1	10.18m <sup>2</sup>
Terraza	28.06m <sup>2</sup>
<b>TOTAL SUPERFICIE ÚTIL</b>	<b>92.42m<sup>2</sup></b>
<b>TOTAL SUPERFICIE ÚTIL SEGUN DECRETO 218/2005*</b>	<b>70.80m<sup>2</sup></b>
<b>TOTAL SUPERFICIE CONSTRUIDA DE VIVIENDA</b>	<b>107.76m<sup>2</sup></b>
<b>TOTAL SUPERF. CONSTRUIDA DE VIVIENDA CON PPZC.</b>	<b>117.57m<sup>2</sup></b>

**NOTAS:**  
 La superficie útil total de la vivienda es la suma de la superficie útil interior más la superficie útil de terrazas cubiertas y descubiertas (no incluye solariums, terrazas anejas, piscinas y terrazas de planta baja).  
 La superficie construida total de vivienda es la suma de la superficie útil total y la superficie de los muros y tabiques, midiéndose a ego los salones en acubierta que son separadores con zonas comunes u otras viviendas, y por el exterior cuando se trata de fachadas.  
 La superficie construida total de vivienda con PPZC, es la suma de la superficie construida de vivienda y la parte proporcional de zonas comunes.  
 El contenido de este documento es de carácter informativo y orientativo y no reviste carácter contractual.  
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 Las superficies pueden sufrir variaciones por exigencias técnicas, jurídicas, administrativas, así como por posibles modificaciones de ejecución de (\*) o por modificaciones de información al consumidor en la compraventa.  
 (\*) Anexo 1. Reglamento de información al consumidor en la compraventa y arrendamiento de viviendas en Andalucía.

nota: AEROTHERMIA

