MIBGROUP.ES

Sales - House - Estepona

2.250.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

Ref.-ID: MIBGR3534511 **Estepona** **House**

Community: 9,756 EUR / year **IBI: 1,532 EUR / year** **Rubbish: 171 EUR / year**

 **3**  **3**  **280 m2**  **30 m2**

Experience luxury coastal living at The Islands, Estepona, an exclusive first-line beach urbanization offering direct access to the Mediterranean. This prestigious residential community combines modern architecture with elegant design, providing the perfect blend of comfort, privacy, and sophistication. Spacious contemporary townhouses feature large open-plan living areas, state-of-the-art kitchens, en-suite bedrooms, and private terraces overlooking the sea. Many homes also include rooftop solariums, private pools, and underground garages, ensuring maximum convenience and style. The urbanization offers a secure gated environment with landscaped gardens, infinity pools, a wellness area, and a gym, all just steps away from the sandy beach. Its privileged location gives you easy access to Estepona's charming old town, Puerto Banús, Marbella, and some of the Costa del Sol's best golf courses. Living at The Islands means enjoying the tranquility of beachfront living alongside first-class amenities, creating an unmatched lifestyle on the Costa del Sol. Townhouse, Estepona, Costa del Sol. 3 Bedrooms, 3 Bathrooms, Built 280 m², Terrace 90 m², Garden/Plot 30 m². Setting : Beachfront, Town, Beachside, Close To Town, Marina, Urbanisation, Front Line Beach Complex. Orientation : South. Condition : Excellent, New Construction. Pool : Communal, Indoor, Heated, Room For Pool. Climate Control : Air Conditioning, Fireplace, U/F Heating. Views : Sea. Features : Covered Terrace, Private Terrace, Solarium, Gym, Sauna, Utility Room, Jacuzzi, Domotics, 24 Hour Reception. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Private. Security : Gated Complex, Alarm System, 24 Hour Security. Parking : Underground, Private. Category : Beachfront, Holiday Homes, Luxury.

Setting
- ✔ Beachfront
- ✔ Town
- ✔ Beachside
- ✔ Close To Town
- ✔ Marina
- ✔ Urbanisation
- ✔ Front Line Beach Complex

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ New Construction

Pool
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool
- ✔ Room For Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace
- ✔ U/F Heating

Views
- ✔ Sea Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Solarium
- ✔ Gym
- ✔ Sauna
- ✔ Utility Room
- ✔ Jacuzzi
- ✔ Domotics
- ✔ 24 Hour Reception

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking
- ✔ Private Parking

Category
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Luxury













































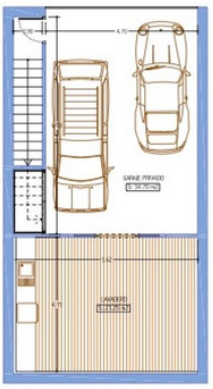




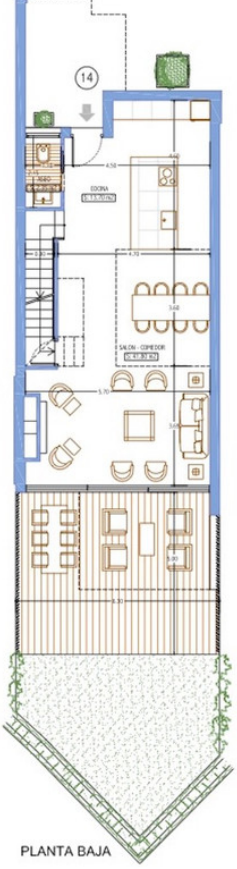



THE
ISLAND





PLANTA SOTANO



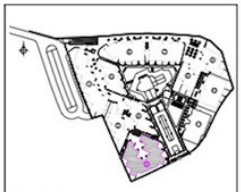
PLANTA BAJA

ESCALA GRAFICA

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PLANTAS SOTANO Y BAJA 1/2

THE ISLAND
EXCLUSIVE RESIDENTIAL
BY OSIM



SITUACION GENERAL



SITUACION POR BLOQUE

SUPERFICIES CONSTRUIDAS

VIVIENDA	PORCHES	TOTAL		JARDIN PRIVADO
236.40 m2	23.68 m2	260.08 m2		38.90 m2

SUPERFICIES UTILES

VIVIENDA	PORCHES	TERRAZA	SOLARIUM	TOTAL
183.38 m2	23.28 m2	18.40 m2	70.36 m2	295.30 m2

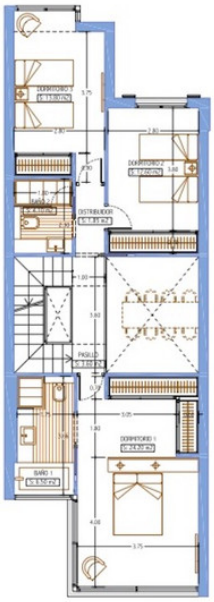
SUPERFICIE UTIL SEGUN DECRETO BOJA 218/2005

VIVIENDA	SEGUN DECRETO
183.35 m2	201.69 m2

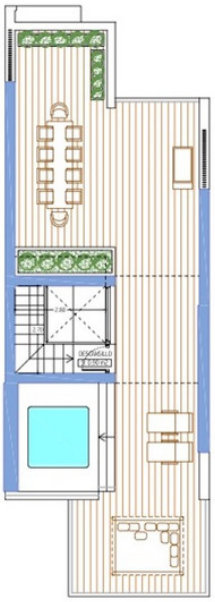
- LA URBANIZACION CUENTA CON UNAS ZONAS COMUNES EN PLANTA SOTANO DE 3708.75 M2.

-EL PRESENTE DOCUMENTO ES DE CARACTER INFORMATIVO Y PODRA EXPERIMENTAR VARIACIONES POR EXIDENCIAS TÉCNICAS DEL PROYECTO.
-TODO EL MOBILIARIO, INCLUIDO EL DE LA COCINA ES MERAMENTE INFORMATIVO. LOS GIROS DE LAS PUERTAS Y LA DISTRIBUCION DE APARATOS SANITARIOS NO SON VINCULANTES.
-LAS SUPERFICIES EXPRESADAS SON APROXIMADAS, PUDIENDO EXPERIMENTAR MODIFICACIONES POR RAZONES DE INDOLE TÉCNICA EN EL DESARROLLO DE LA EJECUCIÓN DE LAS OBRAS.
-LAS SUPERFICIES INDICADAS A CONTINUACIÓN ESTÁN CALCULADAS CONFORME AL DECRETO 218/2005 DE INFORMACIÓN AL CONSUMIDOR EN LA COMPRAVENTA Y ARRENDAMIENTO DE VIVIENDAS DE ANDALUCÍA.

N.M.



PLANTA PRIMERA



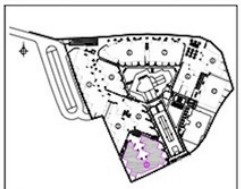
PLANTA SOLARIUM

ESCALA GRAFICA

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BLOQUE 3 - VIVIENDA 14
PLANTAS PRIMERA Y SOLARIUM 2/2

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SITUACION GENERAL



SITUACION POR BLOQUE

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