

**Ref.-ID: MIBGR5292364**

**Estepona**

**Apartment**

**Community: 3,180 EUR / year IBI: 616 EUR / year**

**Rubbish: 128 EUR / year**



**3**



**2**



**139 m2**

Welcome to this stylish and contemporary apartment located in the sought-after Vanian Gardens urbanisation, perfectly positioned between Marbella and Estepona. Delivered in 2021, this beautifully designed home combines modern comfort with resort-style living. The property features three spacious bedrooms and two bathrooms, including a master suite with an elegant en-suite bathroom. The heart of the home is the open-plan kitchen and living area, designed to maximise space and natural light, creating a seamless flow for everyday living and entertaining. A separate laundry room adds extra practicality and storage. The apartment is west-facing and overlooks the communal pool, offering attractive views and beautiful afternoon and evening light — ideal for enjoying sunsets and the relaxed Mediterranean lifestyle. Vanian Gardens is a high-quality residential community offering exceptional facilities, including two outdoor swimming pools, two fully equipped gyms, an indoor spa with heated pool, and a co-working space — ideal for both relaxation and remote working. The location is unbeatable: set between Marbella and Estepona, and within walking distance to restaurants and a new padel court, making it perfect as a permanent residence, holiday home, or investment opportunity. A modern home in a prime location, offering lifestyle, convenience, and quality on the Costa del Sol.

**Setting**

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Kitchen-Lounge

**Category**

- ✓ Luxury

**Orientation**

- ✓ West

**Views**

- ✓ Mountain
- ✓ Pool

**Garden**

- ✓ Communal

**Condition**

- ✓ Excellent

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Gym
- ✓ Sauna
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Jacuzzi
- ✓ Fiber Optic

**Security**

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

**Pool**

- ✓ Communal
- ✓ Indoor

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Private











































