

**Ref.-ID: MIBGR5294734**

**New Golden Mile**

**Apartment**

**Community: 6,960 EUR / year IBI: 1,855 EUR / year**

**Rubbish: 240 EUR / year**



**2**



**2**



**170 m2**



**50 m2**

Two-Bedroom Beachfront Garden Apartment - Mar Azul, Estepona This exceptional two-bedroom garden apartment is situated frontline to the sea within the prestigious Mar Azul Resort, one of Estepona's most sought-after gated developments. The property enjoys direct access to the beach and is conveniently located within walking distance of local amenities and Estepona Old Town, with Marbella easily accessible. The apartment is presented in excellent condition and is sold with a private underground parking space and a storage room. Features include underfloor heating and integrated air conditioning throughout, ensuring year-round comfort. The property benefits from a private garden and covered terrace with open sea views, ideal for outdoor living and entertaining. Residents of Mar Azul enjoy 24-hour security and access to first-class onsite facilities, including a gym, spa, sauna, hanmam, and indoor heated swimming pool. An outstanding opportunity to acquire a luxury beachfront property, equally suited as a permanent residence or a high-quality holiday home.

**Setting**

- ✓ Beachfront
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Front Line Beach Complex

**Climate Control**

- ✓ Air Conditioning
- ✓ U/F Heating

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Luxury

**Orientation**

- ✓ South
- ✓ South West

**Views**

- ✓ Sea
- ✓ Garden

**Garden**

- ✓ Communal
- ✓ Private

**Condition**

- ✓ Excellent

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Gym
- ✓ Sauna
- ✓ Storage Room

**Security**

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

**Pool**

- ✓ Communal
- ✓ Indoor
- ✓ Heated

**Furniture**

- ✓ Optional

**Parking**

- ✓ Underground











































