

Ref.-ID: MIBGR5354095

Estepona

Apartment



2



2



94 m2



52 m2

Brand new 2-bedroom, 2-bathroom ground floor apartment in the recently completed Isidora Living development in Estepona, offering the rare combination of a modern, key-ready home with the financial advantage of being a resale. As the property has already completed, it is purchased with just 7% ITP instead of the usual 10% VAT plus stamp duty applicable to new builds, representing a notable saving for the next owner. The apartment offers a well-designed contemporary layout with a bright open-plan living and dining area connected to the outdoor spaces. In addition to a generous 29m<sup>2</sup> of terraces, ideal for outdoor dining and relaxing, the property also benefits from a private 52m<sup>2</sup> garden, giving it the feel of a small house and making it particularly attractive for buyers looking for ground floor living with usable exterior space. The current owners have also added several value-enhancing upgrades. The kitchen was improved from the standard specification to a higher quality Siemens appliance package - valued at nearly €8000, and the property includes an allocated underground parking space within the secure garage together with an additional private storage room, purchased specifically to improve practicality and long-term resale appeal. Isidora Living is a contemporary gated community with well thought-out communal areas including tropical landscaped gardens an adult swimming pool and separate children's pool, a fully equipped gym, a co-working and social space, outdoor barbecue area and a dedicated children's play area. The location is another strong feature, within comfortable walking distance of Estepona town, the beach and daily amenities, making this an excellent option for both full-time living and holiday use.

#### Setting

- ✓ Town
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina

#### Views

- ✓ Garden
- ✓ Urban

#### Garden

- ✓ Private

#### Condition

- ✓ Excellent
- ✓ New Construction

#### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Gym
- ✓ Storage Room
- ✓ Utility Room
- ✓ Access for people with reduced mobility
- ✓ Near Church

#### Security

- ✓ Gated Complex

#### Pool

- ✓ Communal
- ✓ Children`s Pool

#### Furniture

- ✓ Not Furnished

#### Parking

- ✓ Underground
- ✓ Garage
- ✓ Private

#### Climate Control

- ✓ Air Conditioning
- ✓ Central Heating

#### Kitchen

- ✓ Fully Fitted

#### Category

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale















