MIBGROUP.ES

Sales - Apartment - Estepona

445.000€

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Ref.-ID: MIBGR5427043 **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 m² 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. Tourist rental has been approved by the community of owners, making it suitable both as a holiday home and as an income-generating investment. 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

Orientation
- South West Orientation

Condition
- Excellent Condition

Pool
- Communal Pool

Climate Control
- Air Conditioning
- U/F Heating

Views
- Sea Views
- Panoramic Views
- Pool Views
- Urban Views

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

Kitchen
- Partially Fitted Kitchen

Garden
- Communal Garden

Security
- Gated Complex
- Entry Phone
- Alarm System

Parking
- Private Parking

Utilities
- Electricity






















































































ONE80
SUITES















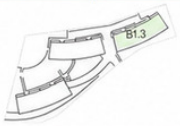




EDIFICIO 3

PORTAL 1

PLANTA 1	B







VIVIENDA B	
Salón-Cocina	30.33m²
Distribuidor	3.60m²
Baño Principal	3.34m²
Baño	3.50m²
Dormitorio Principal	13.41m²
Dormitorio 1	10.18m²
Terraza	28.06m²
TOTAL SUPERFICIE ÚTIL	92.42m²
TOTAL SUPERFICIE ÚTIL SEGÚN DECRETO 218/2005*	70.80m²
TOTAL SUPERFICIE CONSTRUIDA DE VIVIENDA	107.76m²
TOTAL SUPERF. CONSTRUIDA DE VIVIENDA CON PPZC.	117.57m²

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 solarium, terrazas anejas, ni jardines 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 ejes los tabiques en aquellos 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 no reviste carácter
Las superficies pueden sufrir variaciones por exigencias técnicas, jurídicas
administrativas, así como por posibles necesidades de ejecución de
(*) Anexo 1. Reglamento de información al consumidor en la compraventa y arrendamiento de viviendas en Andalucía.

nota: A AEROTERMIA



