

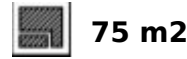
Ref.-ID: MIBGR5427043

Estepona

Apartment

Community: 1,920 EUR / year

IBI: 633 EUR / year



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. 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

Climate Control

- ✓ Air Conditioning
- ✓ U/F Heating

Garden

- ✓ Communal

Orientation

- ✓ South West

Views

- ✓ Sea
- ✓ Panoramic
- ✓ Pool
- ✓ Urban

Security

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

Condition

- ✓ Excellent

Features

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

Parking

- ✓ Private

Pool

- ✓ Communal

Kitchen

- ✓ Partially Fitted

Utilities

- ✓ Electricity

































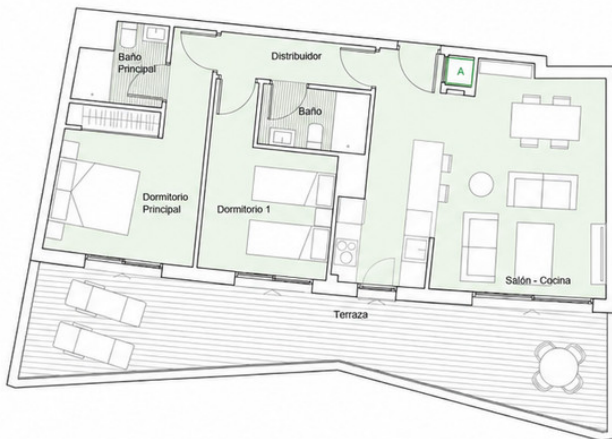


EDIFICIO 3

PORTAL 1

PLANTA 1

B



VIVIENDA B	
Salón-Cocina	30.33m ²
Distribuidor	3.60m ²
Baño Principal	3.34m ²
Baño	3.50m ²
Dormitorio Principal	13.41m ²
Dormitorio 1	10.18m ²
Terraza	28.06m ²
TOTAL SUPERFICIE ÚTIL	92.42m²
TOTAL SUPERFICIE ÚTIL SEGUN 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 solariums, terrazas anejas, piscinas 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 agua los salones en acristalado 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 orientativo y no reviste carácter de asesoramiento ni de garantía.
 Las superficies pueden sufrir variaciones por exigencias técnicas, jurídicas, administrativas, así como por posibles modificaciones de ejecución de (*) o por modificaciones de información al consumidor en la compraventa.
 (*) Anexo 1. Reglamento de información al consumidor en la compraventa y arrendamiento de viviendas en Andalucía.

nota: AEROTHERMIA

