MIBGROUP.ES

**Sales - Apartment - Estepona**

**935.000€**

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**Ref.-ID: MIBGR5461537** **Estepona** **Apartment**

**Community: 6,816 EUR / year**

 **3**

 **2**

 **189 m2**

UNIQUE 3-BEDROOM APARTMENT WITH OPEN SEA VIEWS, LARGE SOUTH-FACING TERRACE AND BESPOKE INTERIOR – ESTEPONA Some apartments simply have a special atmosphere from the moment you enter. This is one of them. This exceptionally attractive 3-bedroom apartment is located in the exclusive Libella development in Selwo, Estepona. It combines contemporary architecture, high-quality specifications, an impressive 48.35 m² private terrace and beautiful open views across the Mediterranean Sea. The property offers approximately 136.40 m² of usable interior space and has been designed around a bright and spacious open-plan living area, where the lounge, dining area and kitchen flow naturally into one another. Large glazed openings create an abundance of natural light and provide a seamless connection between the interior and the terrace. The south-facing orientation and elevated position provide wonderful, open views towards the Mediterranean. The terrace is large enough to accommodate several areas for outdoor dining, relaxing and entertaining, making it a genuine extension of the living space. One of the property's most distinctive features is its high-quality bespoke interior work. The kitchen features beautiful wood detailing and a number of elements were specifically designed and made for this apartment. These include the large custom-made extendable dining table and the bespoke wooden cabinet built around the existing concrete structural column. What was originally a concrete column standing in the middle of the living area has been cleverly incorporated into the interior design. The bespoke cabinetry now creates an elegant and functional connection between the kitchen and dining area and gives the apartment a very individual character. The kitchen is fully fitted and equipped with high-quality integrated appliances, including a ceramic hob, ceiling extractor, oven, microwave, dishwasher, refrigerator and washer-dryer. The property benefits from water-based underfloor heating, electric underfloor heating in the bathrooms, an energy-efficient aerothermal heat pump for domestic hot water and central air conditioning for both cooling and heating. High-quality aluminium frames with thermal break, double glazing and motorised insulated blinds provide excellent thermal and acoustic comfort. The bedrooms have been designed as quiet and comfortable private spaces. The bathrooms feature high-quality porcelain tiling, modern low-profile walk-in showers with glass screens, thermostatic fittings, wall-hung toilets and elegant vanity units with compact quartz worktops. Libella is a secure gated residential development with beautifully landscaped Mediterranean gardens, an outdoor swimming pool, communal areas, bicycle storage, controlled access and perimeter video surveillance. Owners also benefit from exclusive access to the Australy Social Club, which includes a heated indoor swimming pool, gym, sauna and hammam, together with additional leisure and social facilities. Some facilities are already available, while the remaining wellness and gastro facilities are due to open shortly. The coworking area is already available. The development is located in Selwo, a peaceful and green area between Estepona and Marbella, close to Selwo Aventura, La Resina Golf and the beaches. Excellent road connections provide easy access to Estepona, Marbella and the wider Costa del Sol. The property includes an underground parking space and a private storage room. A truly special property for buyers looking for space, privacy, contemporary design, a large south-facing terrace, open sea views, high-quality specifications and the lifestyle and facilities of a modern resort residence.

**Setting**
- ✔ Country
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition
- ✔ New Construction

**Pool**
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Cold A/C
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

**Views**
- ✔ Sea Views
- ✔ Panoramic Views
- ✔ Lake Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Jacuzzi
- ✔ Bar
- ✔ Double Glazing
- ✔ Domotics
- ✔ Restaurant On Site
- ✔ Near Church
- ✔ Basement
- ✔ Fiber Optic

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System

**Parking**
- ✔ Underground Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Luxury
- ✔ Resale


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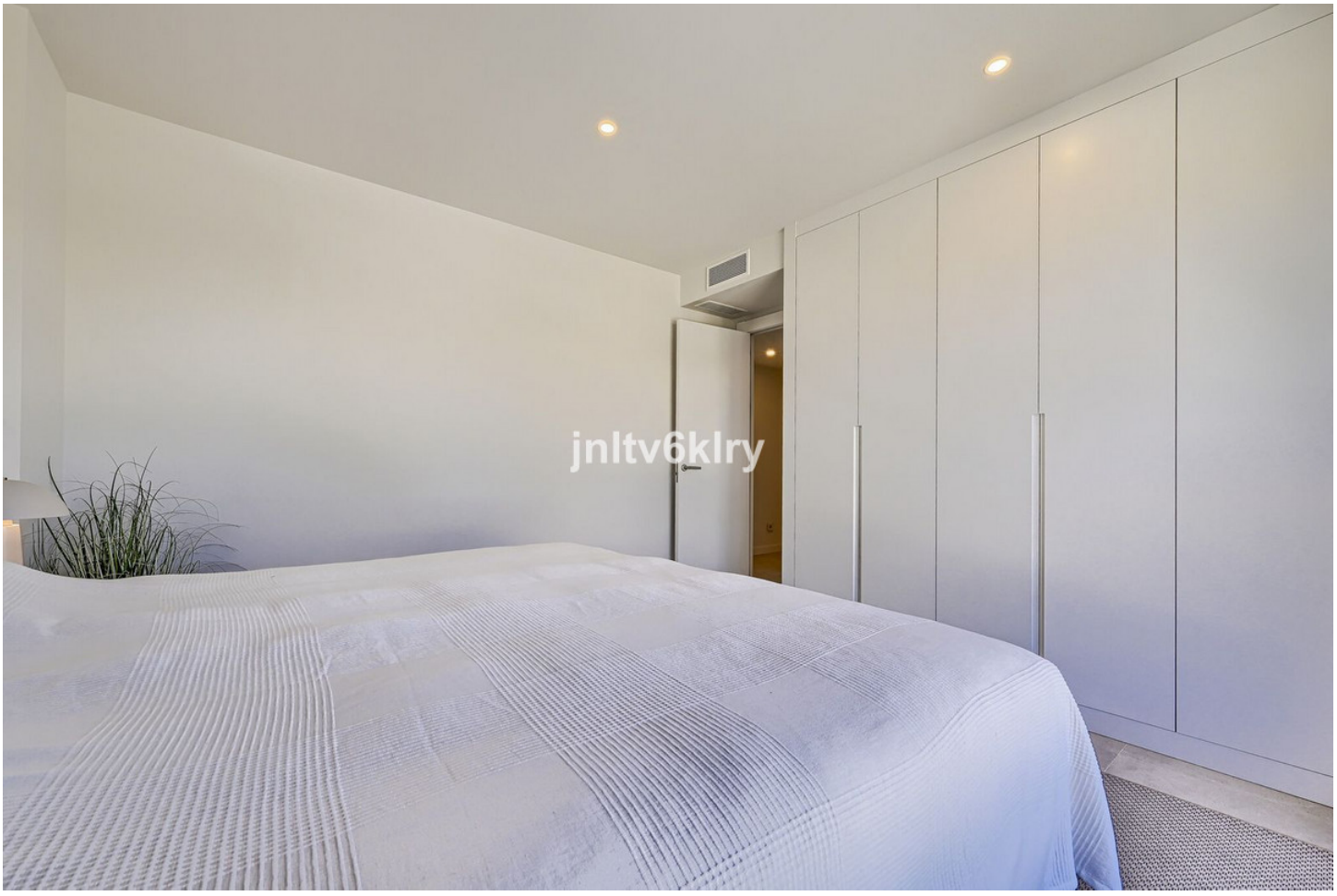

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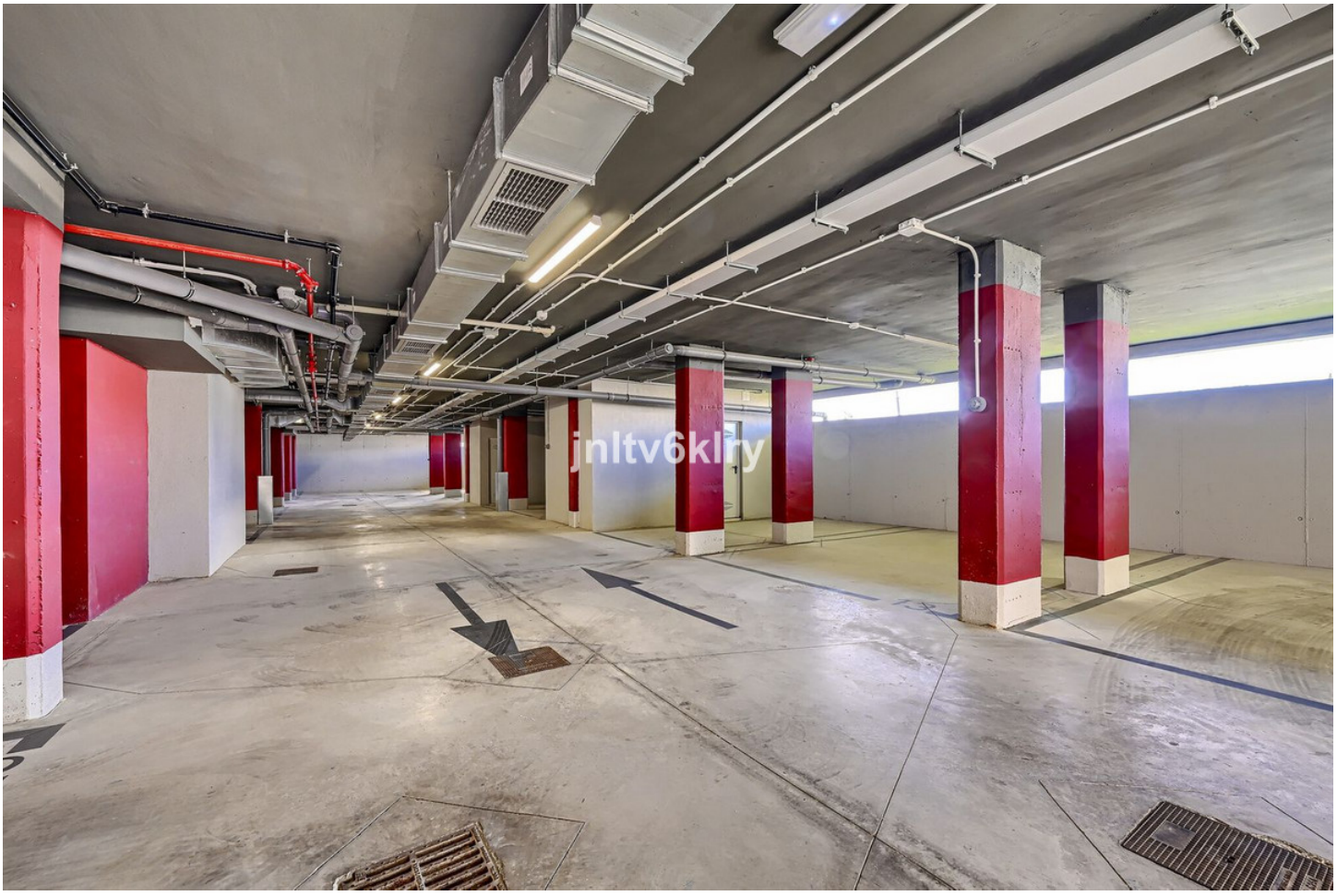

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## Portal 6-P2-A



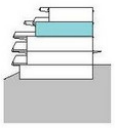
## Superficies

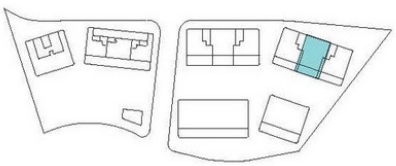
Vivienda 3D

| | |
|---|---|
| Superficie útil interior | 136.4 m² |
| Superficie útil exterior | 48.35 m² |
| Superficie construida ppZC | 223.78 m² |

**DECRETO 218/2005**

| | |
|---|---|
| Superficie útil | 150.04 m² |
| Superficie construida | 188.96 m² |








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