Sales - Apartment - Estepona

530.000€

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Ref.-ID: MIBGR5484478 **Estepona** **Apartment**

2 **2** **96 m2**

LONG TERM RENTAL | BRAND NEW | SEA VIEWS | 300M FROM BEACH Live by the Mediterranean in a brand-new apartment with sea views, a large private terrace and resort-style facilities. Available for long-term rental, this beautiful 2-bedroom, 2-bathroom apartment is located in CULMIA Sunset Bay Estepona, a modern residential development in one of Estepona's most attractive and rapidly developing coastal areas. This is a home designed for enjoying everyday life – with the beach just around 300 metres away, beautiful sea views from the terrace and excellent communal facilities right outside your door. A home designed for Mediterranean living The apartment offers a bright, modern interior and a generous terrace with beautiful sea views, creating an ideal extension of the living space. Whether you are working from home, enjoying breakfast in the sunshine, having dinner outdoors or simply relaxing with a glass of wine while watching the sea, the terrace is one of the highlights of this home. The property also includes: 2 bedrooms 2 bathrooms Large private terrace Beautiful sea views Private parking space Private storage room Modern, energy-efficient construction More than an apartment – a lifestyle Living in CULMIA Sunset Bay means having facilities that make everyday life more enjoyable without leaving the development. Residents can enjoy: Two swimming pools with solarium Beautiful landscaped gardens Fully equipped indoor gym Outdoor gym Putting green Social Club Reading area Relaxation area Dedicated outdoor spaces for wellbeing and leisure The development also has a CulmiaHome app, making it possible to manage access and certain community services conveniently from your phone. The homes have an energy rating B, adding to the comfort and efficiency of modern living. Beach, coastal walks and Estepona on your doorstep One of the biggest advantages for a long-term tenant is the location. The beach is approximately 300 metres away, while the Senda Litoral offers the opportunity to enjoy long walks or cycling beside the Mediterranean. You are also only around 5 minutes by car from Estepona town centre, meaning that the charming old town, shops, restaurants, cafés and the marina are all close enough to enjoy regularly without living in the middle of the busy tourist centre. For everyday convenience, supermarkets, a pharmacy, schools, medical facilities and sports amenities are all available in the surrounding area. An excellent base for work and leisure The location is particularly convenient for anyone who wants to enjoy the Costa del Sol while remaining well connected. The A-7 and AP-7 provide easy access towards Marbella and Málaga, while Gibraltar and Málaga airports are also within comfortable driving distance. Golf lovers are especially well placed, with Valle Romano Golf, Estepona Golf and Finca Cortesín among the courses in the surrounding area. The ideal long-term home on the Costa del Sol If you are looking for a modern home where you can walk to the beach, enjoy sea views every day, have resort-style facilities at home and still be close to Estepona's restaurants, shops and services, this apartment offers an excellent combination of comfort, location and lifestyle. Brand-new. Sea views. Large terrace. Beach nearby. Excellent facilities. Estepona living at its best. Available Now – Furnish It Your Way The apartment is offered unfurnished, giving you the opportunity to create a home that suits your own taste and lifestyle. The owner can recommend an experienced interior designer who lives in the same development and can help furnish the apartment according to your preferences. As an additional advantage, if you purchase new furniture for the apartment, the owner is open to discussing purchasing the furniture from you when the rental ends, subject to prior agreement on the furniture and terms. The apartment is available immediately. Rental conditions: payment of three months' rent plus the security deposit in advance.

Setting
- Close To Port
- Close To Shops
- Close To Sea
- Close To Town
- Urbanisation

Orientation
- South

Condition
- Excellent
- New Construction

Pool
- Communal

Climate Control
- Air Conditioning
- Central Heating

Views
- Sea
- Garden
- Pool

Features
- Covered Terrace
- Lift
- Fitted Wardrobes
- Private Terrace
- Gym
- Storage Room
- Ensuite Bathroom

Furniture
- Not Furnished

Kitchen
- Fully Fitted

Garden
- Communal

Security
- Gated Complex
- Entry Phone

Parking
- Underground

Utilities
- Electricity
- Drinkable Water

Category
- Contemporary

1.00

CULMIA

Sunset Bay Estepona

Vivienda C

Escalera / Portal	5
Planta/s	1

Superficies

Útil interior aproximada	84,30 m²
Construida terraza	27,69 m²
Construida interior	**96,35 m²**
Construida con E.Comunes	**109,26 m²**

Superficies útiles por estancia

1 Vestíbulo	6,14 m²
2 Cocina	10,24 m²
3 Salón comedor	29,04 m²
4 Dormitorio principal	15,64 m²
5 Dormitorio 2	11,11 m²
6 Baño 1	4,92 m²
7 Baño 2	3,55 m²
8 Distribuidor	3,66 m²
9 Terraza	25,25 m²

Plano de conjunto

Advertencia Legal. La información gráfica contenida en este soporte es orientativa y no tiene carácter contractual, por lo que podrá ser modificada por el Promotor durante la ejecución de las obras por causas de índole técnica, jurídica y/o requerimiento de la administración competente. Cualesquiera elementos de decoración y su distribución son de carácter decorativo y ornamental, no son objeto de contratación ni tampoco tienen carácter contractual y/o precontractual, ni valor y/u oferta alguna.

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CULMIA
Destino, tu hogar