Sales - Apartment - Estepona

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Ref.-ID: MIBGR5496223 **Estepona** **Apartment**

2 **2** **137 m2**

Exclusive 2-Bedroom Apartment with Private Garden and Sea Views in Mirador de Estepona Hills Discover this exceptional ground-floor apartment in Mirador de Estepona Hills, a stylish property combining contemporary living, generous private outdoor spaces and beautiful Mediterranean views within one of Estepona's most exclusive residential developments. Thanks to its desirable south-facing orientation, the apartment enjoys excellent natural light throughout much of the day together with attractive open views towards the sea, swimming pools and beautifully maintained landscaped gardens. The property offers 94.64 m² of residential built area and 74.46 m² of usable interior space, complemented by substantial outdoor areas, with the supplied property details indicating approximately 137 m² of total built area. The interior has been designed for comfortable modern living and features a bright open-plan living and dining area seamlessly connected to a contemporary fully equipped kitchen with a separate utility room. There are two spacious bedrooms and two full bathrooms, with the property presented in good condition and finished in an attractive contemporary style. One of its most impressive features is the exceptional amount of private outdoor space, comprising a 28.46 m² covered terrace, a 5.99 m² open terrace and an approximately 41 m² private garden, providing more than 75 m² of private exterior areas. This generous space offers endless possibilities for outdoor dining, entertaining, relaxing or simply enjoying the Costa del Sol climate while taking in the Mediterranean and landscaped surroundings. Further features include air conditioning, a private storage room and a private parking space in the underground garage, while the building is equipped with a lift. Mirador de Estepona Hills provides a genuine resort-style lifestyle within a private and beautifully maintained environment, offering 24-hour security, outdoor swimming pools, a fully equipped gym, padel courts, sports facilities, tropical landscaped gardens and an on-site restaurant. Despite its peaceful setting, the development is conveniently located just a few minutes from Estepona town centre, the marina and the beaches, providing an excellent balance between privacy and accessibility. As an additional advantage for investment-minded buyers, according to the information provided, short-term and holiday rentals are permitted within the development, offering flexibility for those wishing to combine personal use with potential rental returns, subject to the applicable regulations and administrative requirements. With its two bedrooms, two bathrooms, south-facing orientation, Mediterranean views, private garden, more than 34 m² of terraces, underground parking, storage room and outstanding resort-style facilities, this apartment represents an excellent opportunity as a permanent residence, luxury second home or investment property in Estepona.

Setting
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Marina
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Beach Views
- ✔ Port Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Garage

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Investment
- ✔ Luxury























































