MIBGROUP.ES

**Продажа - Апартамент - Estepona**

**370.000€**

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**Ref.-ID: MIBGR5498845** **Estepona** **Апартамент**

**Коммунальные: 4,200 EUR / год** **ИБИ: 526 EUR / год** **Мусор: 120 EUR / год** **2** **2** **100 m2**

Estepona, Costa del Sol. 2 Bedrooms, 2 Bathrooms, Built 100 m², Terrace 12 m². IMAGINE a private beach and a lagoon with TURQUOISE WATERS just a stone’s throw from your flat... Welcome to Alcazaba Lagoon, a residential complex unique in Europe where luxury meets an exceptional natural setting. A bright, modern two-bedroom flat with a terrace and unobstructed views It has two large bedrooms and two bathrooms, offering a comfortable and perfectly laid-out living space. The flat features a modern open-plan kitchen, opening onto a pleasant dining area and a large living room bathed in natural light thanks to its large bay windows. Adjacent to the living room, a lovely open-air terrace allows you to fully enjoy unobstructed views of the residence’s tropical gardens, as well as sunshine all year round. The living room also features a fold-out double bed, perfect for comfortably accommodating two additional guests. With this setup, the unit can sleep up to 6 people, making it an ideal place to stay for a family or a group of friends. The master bedroom has its own en-suite bathroom, whilst a second bathroom is available for the second bedroom and your guests. The flat is sold fully furnished, with an underground parking space and a storage room. The flat is situated in a magnificent residential complex with 24-hour security. It offers an exceptional setting with lush tropical gardens and superb swimming pools featuring waterfalls. (These will soon be heated using solar panels.) The complex also enjoys exclusive access to the famous Crystal Lagoon (the first of its kind in Europe), with its crystal-clear turquoise waters. Residents can enjoy a wide range of water sports there free of charge, such as stand-up paddleboarding, canoeing and sailing. To round off this experience, the residence also offers beach volleyball, a zip line, a Norwegian sauna, a sauna and a lovely children’s play area. The artificial beaches are made of fine sand, providing the perfect setting for sunbathing on the sun loungers provided. At the edge of the lagoon, you will also find a restaurant and two supervised swimming pools for children. The resort also boasts a magnificent gourmet restaurant offering superb panoramic views of the lagoon, as well as a fully equipped fitness centre. The Estepona golf course is right next to the development, whilst a shopping centre is also just a few minutes away. Estepona’s historic centre and harbour are just a 10-minute drive away, and Puerto Banús is around 20 minutes away. No doubts, this is a truly exceptional property, ideal as a second home but also offering excellent rental potential thanks to its prime location and the quality of the facilities on offer. Property features - 2 bedrooms and 2 bathrooms - 100 m² of floor space - Open-air terrace, very sunny - Sold furnished - Private garage space and storage room - Tourist licence - 2 swimming pools - Access to a lagoon and artificial beach + additional swimming pools - Water sports - 2 restaurants - Gym and leisure areas - Gated estate with 24-hour security - Golf course less than 1 km away Setting : Commercial Area, Close To Shops, Close To Schools, Close To Forest, Urbanisation. Condition : Excellent. Pool : Communal. Views : Garden. Features : Lift, Fitted Wardrobes, Private Terrace, Ensuite Bathroom, Fiber Optic. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Communal. Parking : Underground, Private.

**Расположение**
- ✔ Коммерческая зона
- ✔ Рядом с портом
- ✔ Рядом с магазинами
- ✔ Рядом с морем
- ✔ Рядом с городом
- ✔ Близко к школам
- ✔ Рядом с лесом
- ✔ Урбанизация

**ОРИЕНТАЦИЯ**
- ✔ Юго-восток

**Состояние**
- ✔ Отличное

**бассейн**
- ✔ Общий
- ✔ Детский бассейн

**Климат-контроль**
- ✔ Кондиционер
- ✔ Кондиционер холодного воздуха
- ✔ Кондиционер горячего воздуха

**ВИД**
- ✔ Сад
- ✔ Бассейн

**Особенности**
- ✔ Лифт
- ✔ Встроенные шкафы
- ✔ Приватная терраса
- ✔ WiFi
- ✔ Тренажерный зал
- ✔ Сауна
- ✔ Кладовка
- ✔ Ванная комната
- ✔ Доступ для инвалидов
- ✔ Джакузи
- ✔ Бар
- ✔ Ресторан на территории
- ✔ Оптическое волокно

**Мебель**
- ✔ Полностью меблированный

**Кухня**
- ✔ Полностью оборудованная

**Сад**
- ✔ Общественный

**меры безопасности**
- ✔ Огражденный комплекс
- ✔ Охрана 24 часа

**Парковка**
- ✔ Подземная
- ✔ Приватная

**Категория**
- ✔ Выгодное предложение
- ✔ Инвестиции
- ✔ Современного