

## Продажа - Апартамент - Estepona

**510.000€**

**Estepona**

**Апартамент**

**Коммунальные: 3,720 EUR / год**

**ИБИ: 605 EUR / год**

**Мусор: 153 EUR / год**



**2**



**2**



**102 m<sup>2</sup>**

In a peaceful setting surrounded by nature and just a few minutes from the centre of Estepona, this sophisticated contemporary apartment offers the perfect combination of comfort, sustainability, and authentic Mediterranean style. The property features 2 bedrooms and 2 bathrooms, arranged in a bright and spacious layout where every detail has been carefully considered to ensure maximum comfort. The living room, with floor-to-ceiling windows, opens onto a private west-facing terrace that enjoys impressive panoramic views of the Estepona mountain range and stunning sunsets over the Costa del Sol. The finishes stand out for their quality and elegance: large-format porcelain floors, a fully equipped kitchen with high-end appliances and Solid Surface countertops, and designer bathrooms with walk-in showers, integrated washbasins and backlit mirrors. Comfort is guaranteed year-round thanks to underfloor heating, a centralised air-conditioning system and excellent thermal and acoustic insulation. The property also includes a parking space and lift access from the garage. The development has been designed to fully embrace the Mediterranean lifestyle, offering extensive communal areas with two large outdoor swimming pools, a gym, restaurant, lush landscaped gardens and 24-hour security. In addition, owners benefit from membership to the Los Reales sports club—an exceptional privilege for those seeking well-being and an active lifestyle in an exclusive environment. This apartment also holds a tourist licence, allowing new owners to generate rental income from day one if they wish. A truly exceptional opportunity to live in a privileged setting that blends nature, exclusivity and proximity to the vibrant heart of Estepona.

### Расположение

- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Урбанизация

### Климат-контроль

- ✓ Кондиционер

### Меры безопасности

- ✓ Охрана 24 часа

### ОРИЕНТАЦИЯ

- ✓ Юг

### Особенности

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы

### Парковка

- ✓ Подземная

### Состояние

- ✓ Отличное

### Кухня

- ✓ Полностью оборудованная

### Категория

- ✓ Гольф
- ✓ Элитная
- ✓ Цена снижена
- ✓ Перепродажа

### бассейн

- ✓ Общий

### Сад

- ✓ Общественный































































