

# Продажа - Апартамент - Estepona

## 845.000€

Estepona

Апартамент

Коммунальные: 3,840 EUR / год

ИБИ: 1,400 EUR / год

Мусор: 180 EUR / год



4



3.5



200 m2

Located on Estepona's New Golden Mile, one of the fastest-growing and most promising areas on the Costa del Sol, this spacious apartment represents an excellent buying opportunity, ideal both for end users and investors seeking medium-to long-term appreciation. The property forms part of a high-quality, established residential complex that is currently undergoing a full façade renovation. Once the works are completed, the urbanisation will benefit from a significantly improved aesthetic and structural upgrade, which is expected to drive a clear increase in property values within the community. The apartment offers 200 m<sup>2</sup> built plus an impressive 104 m<sup>2</sup> south-facing terrace, ensuring abundant natural light throughout the day and a seamless indoor-outdoor lifestyle. The layout is generous and functional, comprising 4 bedrooms and 3 bathrooms, making it ideal for family living, a comfortable second home or a high-end investment property. Residents enjoy resort-style communal facilities, including: Outdoor swimming pools surrounded by landscaped gardens Heated indoor pool Gym and sauna 24-hour security and concierge service Beautifully maintained communal areas Private garage space included The location is particularly attractive: just steps from the beach, close to restaurants, shops and essential services, with excellent connections to Estepona town centre, Marbella and Puerto Banús. The New Golden Mile continues to attract strong demand thanks to ongoing upgrades, new developments and infrastructure improvements, reinforcing its position as a key growth corridor on the coast. A property offering space, a large terrace, prime location and clear value-add potential, set within an urbanisation poised for appreciation once the façade renovation is completed. An ideal choice for buyers looking for quality today and capital growth tomorrow.

### Расположение

- ✓ На побережье
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам

### Климат-контроль

- ✓ Кондиционер

### Кухня

- ✓ Полностью оборудованная

### Коммунальные услуги

- ✓ Телефон

### ОРИЕНТАЦИЯ

- ✓ Юг

### ВИД

- ✓ Море
- ✓ Сад
- ✓ Бассейн

### Сад

- ✓ Общественный

### Состояние

- ✓ Отличное

### Особенности

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Тренажерный зал
- ✓ Сауна
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Джакузи
- ✓ Умный дом
- ✓ Оптическое волокно

### меры безопасности

- ✓ Огражденный комплекс
- ✓ Домофон
- ✓ Охрана 24 часа

### бассейн

- ✓ Общий
- ✓ Закрытый
- ✓ С подогревом

### Мебель

- ✓ Полностью меблированный

### Парковка

- ✓ Приватная

















