

**Ref.-ID: MIBGR5238640**

**Bel Air**

**Апартамент**

**Коммунальные: 3,228 EUR / год**

**ИБИ: 369 EUR / год**

**Мусор: 129 EUR / год**



This stunning ground-floor apartment in Los Miradores del Sol Phase I perfectly combines contemporary luxury with Mediterranean indoor-outdoor living on Estepona's exclusive New Golden Mile. Offering 92 m<sup>2</sup> of elegant interior space and an impressive 84 m<sup>2</sup> of private terraces and gardens, it's ideally located just a short walk from the beach, shops, and restaurants. The bright open-plan living and dining area flows naturally to the west-facing terrace and private garden, creating a seamless connection between indoor comfort and outdoor leisure. Floor-to-ceiling windows fill the space with natural light and frame beautiful views to the communal gardens and swimming pools. Premium specifications include underfloor heating throughout, central A/C, an advanced heat pump system, ultra-fast fiber internet, and tasteful furnishings that exude modern sophistication. The fully fitted luxury kitchen is designed for both functionality and style, featuring top-of-the-range appliances such as an induction hob, built-in oven and microwave, dishwasher, and fridge/freezer. The breakfast bar opens onto the main living area, making it perfect for entertaining. A separate utility room houses the aerothermal hybrid water and underfloor heating unit, washing machine, and additional storage. From here, you can step directly onto the charming east-facing terrace—ideal for morning coffee and enjoying the sunrise. The master suite offers direct access to the garden terrace, complete with built-in wardrobes and a refined en-suite bathroom featuring a rain shower and his-and-hers vanity units. The second double bedroom enjoys calming garden views and is complemented by a sleek family bathroom. The private outdoor area is a true highlight, thoughtfully divided into three distinct zones for ultimate comfort and relaxation: A sunbathing area with loungers and a large umbrella, perfect for soaking up the afternoon sun. A stylish lounge corner for reading, relaxing, or evening drinks. An al fresco dining area with modern outdoor furniture, ideal for entertaining and enjoying golden sunsets. The garden connects directly to the tranquil communal areas featuring beautifully landscaped Mediterranean gardens, swimming pools, jacuzzis, and a children's play area. Additional features include an underground parking space with lift access, a large private storage room, and the full short-term rental license, which adds exceptional value and prestige for investors or those seeking a property with strong rental potential. An elegant, energy-efficient, and turnkey home that captures the essence of sophisticated coastal living between Marbella and Estepona. A must-see, beautifully presented apartment.

**Расположение**

- ✓ Коммерческая зона
- ✓ Деревня
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Полы с подогревом
- ✓ Полы с подогревом в ванной

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад
- ✓ Запад

**ВИД**

- ✓ Сад
- ✓ Бассейн

**Сад**

- ✓ Общественный
- ✓ Ландшафтный дизайн

**Категория**

- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Элитная
- ✓ Перепродажа
- ✓ Современного

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Доступ для инвалидов
- ✓ Двойные стеклопакеты

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Домофон

**бассейн**

- ✓ Общий
- ✓ Детский бассейн

**Мебель**

- ✓ Полностью меблированный

**Парковка**

- ✓ Подземная
- ✓ Приватная













































