



**Продажа - Апартамент - Estepona**  
**599.000€**

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**Ref.-ID: MIBGR5292364**

**Estepona**

**Апартамент**

**Коммунальные: 3,180 EUR / год**

**ИБИ: 616 EUR / год**

**Мусор: 128 EUR / год**



**3**



**2**



**139 m<sup>2</sup>**

Welcome to this stylish and contemporary apartment located in the sought-after Vanian Gardens urbanisation, perfectly positioned between Marbella and Estepona. Delivered in 2021, this beautifully designed home combines modern comfort with resort-style living. The property features three spacious bedrooms and two bathrooms, including a master suite with an elegant en-suite bathroom. The heart of the home is the open-plan kitchen and living area, designed to maximise space and natural light, creating a seamless flow for everyday living and entertaining. A separate laundry room adds extra practicality and storage. The apartment is west-facing and overlooks the communal pool, offering attractive views and beautiful afternoon and evening light — ideal for enjoying sunsets and the relaxed Mediterranean lifestyle. Vanian Gardens is a high-quality residential community offering exceptional facilities, including two outdoor swimming pools, two fully equipped gyms, an indoor spa with heated pool, and a co-working space — ideal for both relaxation and remote working. The location is unbeatable: set between Marbella and Estepona, and within walking distance to restaurants and a new padel court, making it perfect as a permanent residence, holiday home, or investment opportunity. A modern home in a prime location, offering lifestyle, convenience, and quality on the Costa del Sol.

**Расположение**  
✓ Рядом с магазинами  
✓ Рядом с морем  
✓ Близко к школам

**Климат-контроль**  
✓ Кондиционер

**Кухня**  
✓ Кухня-зал

**Категория**  
✓ Элитная

**ОРИЕНТАЦИЯ**  
✓ Запад

**ВИД**  
✓ Горы  
✓ Бассейн

**Сад**  
✓ Общественный

**Состояние**  
✓ Отличное

**Особенности**  
✓ Крытая терраса  
✓ Лифт  
✓ Рядом с транспортом  
✓ Приватная терраса  
✓ Тренажерный зал  
✓ Сауна  
✓ Кладовка  
✓ Ванная комната  
✓ Джакузи  
✓ Оптическое волокно

**меры безопасности**  
✓ Огражденный комплекс  
✓ Электрические жалюзи  
✓ Домофон  
✓ Сигнализация

**бассейн**  
✓ Общий  
✓ Закрытый

**Мебель**  
✓ Полностью меблированный

**Парковка**  
✓ Приватная



























