

**Ref.-ID: MIBGR5401816**

**Estepona**

**Апартамент**

**Коммунальные: 6,720 EUR /**  
**год**

**ИБИ: 185 EUR / год**

**Мусор: 1,553 EUR / год**



**4**



**3**



**179 m2**



**52 m2**

Exclusive Ground Floor Apartment with Private Garden | Las Nayades | New Golden Mile | Estepona Located in Las Nayades, one of the most prestigious residential communities on Estepona's New Golden Mile, this exclusive ground-floor apartment is set on the second line from the beach, just a short walk from the promenade and the Mediterranean Sea. Its privileged location allows you to enjoy the beach, renowned beach clubs, restaurants, and everyday amenities without the need for a car. The property stands out for its generous proportions and practical layout. It comprises an elegant entrance hall leading to a spacious living and dining area with direct access to a magnificent covered terrace and private garden. The accommodation also includes a fully fitted independent kitchen, hallway, four bedrooms with fitted wardrobes, and three bathrooms, offering 178.32 m<sup>2</sup> of built interior space, making it ideal as either a permanent residence or a luxury holiday home. Additional features include a 7.80 m<sup>2</sup> utility/laundry room and an impressive 65.80 m<sup>2</sup> covered terrace, creating the perfect outdoor living space to enjoy the Costa del Sol's exceptional climate throughout the year. From the terrace, there is direct access to the beautifully landscaped communal gardens and swimming pool. Altogether, the property offers a total usable area of 251.92 m<sup>2</sup>, complemented by a 28.72 m<sup>2</sup> private underground parking space. Las Nayades offers an exceptional resort-style lifestyle, featuring beautifully maintained tropical gardens, a large outdoor swimming pool, heated indoor pool, Jacuzzi, sauna, fully equipped gym and 24-hour security. The community has also recently completed a façade renovation incorporating modern thermal and acoustic insulation, significantly improving both comfort and energy efficiency. Ideally positioned between Marbella and Estepona, with easy access to Puerto Banús, prestigious golf courses, international schools and a wide range of leisure facilities, this property represents an outstanding opportunity for those seeking space, comfort, privacy and an exceptional lifestyle close to the Mediterranean.

**Расположение**

- ✓ На побережье
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер

**ОРИЕНТАЦИЯ**

- ✓ Юг

**ВИД**

- ✓ Сад

**Состояние**

- ✓ Хорошее

**бассейн**

- ✓ Общий
- ✓ Закрытый
- ✓ С подогревом

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Сауна
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Деревянные полы
- ✓ Мраморные полы
- ✓ Джакузи
- ✓ Двойные стеклопакеты
- ✓ Умный дом
- ✓ Круглосуточная ресепшн
- ✓ Ресторан на территории
- ✓ Бесплатный автобус
- ✓ Рядом с мечетью
- ✓ Возле церкви
- ✓ Оптическое волокно

**Мебель**

- ✓ Частично меблированный

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Общественный
- ✓ Приватный

**меры безопасности**

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

**Парковка**

- ✓ Подземная
- ✓ Гараж
- ✓ С навесом
- ✓ Приватная

**Коммунальные услуги**

- ✓ Электричество
  - ✓ Питьевая вода
  - ✓ Фотоэлектрические
- солнечные панели
- ✓ Солнечный нагрев воды

**Категория**

- ✓ Инвестиции







Las medidas y dimensiones son aproximadas, las reales pueden variar.













































































































