



# Ground Floor Apartment for sale in Estepona

847,000 - 963,991 €

Reference: R3636497 Bedrooms: 3 - 4 Bathrooms: 2 - 3 Build Size: 194m<sup>2</sup> - 228m<sup>2</sup> Terrace: 69m<sup>2</sup> - 78m<sup>2</sup>





## Costa del Sol, Estepona (town)

MINDFUL LIVING WITH SEA VIEW with a perfect balance of activity and peace of mind.

- 1.- Urban resort only 800m from the beautiful town Center of Estepona.
- 2.- Ideally located between Marbella and Sotogrande with unbeatable views to the Mediterranean Sea, Africa and Gibraltar.
- 3.- Unique with its elegant architecture and organic materials with tropical gardens, flowers and palm trees.
- 4.- We are environmentally friendly because the urbanisation collects rain water and reuses it for the irrigation system and the use of led lights and solar panels.
- 5.- The 28 hectares of urbanisation has one main private entrance with 24h security and surveillance cameras with Concierge Service
- 6.- In the Center pool area, there is a solar panel tempered swimming pool and restaurant open all year like a natural meeting point. Its possible to eat a great variety of meals.
- 7.- You can enjoy of 2600m2 of sports area with padel and tennis school and a 1.000 m2 of Reebok Gym.
- 8.- In the southern part of the urbanization another pool area with an 'infinity' design and amazing panoramic views of the Mediterranean Sea.
- 9.- Other activities are possible with Buggies, electrical bikes and children Play Area, a perfect place with incredible benefits for children
- 10.- For property owners who wants to rent out their property and obtain a return, the complex offers a holiday rental service located in the same urbanization. (recover your investment quickly) If your intention is investment we can talk about this point in more detail later.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
Barbeque  
Gym  
Restaurant On Site  
Paddle Tennis  
Sauna

### Views

Sea  
Mountain  
Panoramic

### Kitchen

Fully Fitted

### Parking

Underground

### Orientation

South  
South East  
South West

### Setting

Close To Shops

### Garden

Communal  
Landscaped

### Category

Luxury  
New Development

### Climate Control

Cold A/C  
Hot A/C  
U/F Heating

### Pool

Communal

### Security

24 Hour Security  
Electric Blinds