



## Middle Floor Apartment for sale in Estepona

440,000 €

Reference: R4836223 Bedrooms: 2 Bathrooms: 2 Plot Size: 107m<sup>2</sup> Build Size: 75m<sup>2</sup> Terrace: 32m<sup>2</sup>





## Costa del Sol, Estepona (town)

The new residential and commercial development, located in the heart of Estepona's "Parque Central" area, is an exciting addition to the city's skyline. This contemporary structure is positioned amidst three prominent streets: Avenida Andalucía, Calle Coto Doñana, and Calle Pilar de Farinós. The building will offer a blend of urban sophistication and serene living, making it an ideal choice for a wide variety of residents, from singles to families.

This development will consist of 43 spacious apartments and 4 commercial spaces. The design of the complex emphasizes both communal and private outdoor areas, with ample terraces that offer residents generous spaces to enjoy the outdoors. A highlight of the project is its communal rooftop, where a stunning swimming pool is surrounded by comfortable relaxation zones. This area provides an elevated retreat from the bustle of daily life, offering a tranquil escape with panoramic views of the surroundings.

Inside, the project includes luxurious amenities such as a fully equipped gym, ensuring that residents have access to fitness facilities within the comfort of their own building. Practical features like four levels of parking, storage rooms, and three elevators (including two car lifts) guarantee convenience for all. The reception area, complete with a concierge service, adds an extra layer of luxury and ease to the living experience.

With an expected completion date in the first quarter of 2026, the building will feature a variety of living spaces. There will be 11 unique apartment layouts, ranging from one to three bedrooms. Each home is thoughtfully designed with multiple orientations—either double or triple—to maximize sunlight and airflow. The large terraces provide both privacy and expansive views, filling the apartments with natural light and creating an open, inviting atmosphere.

One of the key architectural features of these homes is the use of panoramic windows and organically shaped walls, contributing to a contemporary yet warm aesthetic. These spacious apartments are perfect for gathering with friends or family, enhancing the feeling of community and connection. The inclusion of fitted wardrobes in every bedroom ensures both practicality and elegance.

In addition to the living areas, the bathrooms are designed to offer a luxurious experience, equipped with top-of-the-line installations that include eco-smart technology. This focus on sustainability helps reduce water waste, contributing to a greener lifestyle for residents.

The building's prime location offers unmatched accessibility to a wide range of local amenities. Residents will find themselves just a 5-minute walk from the beach, a 2-minute stroll from Estepona's charming Old Town, and 15 minutes from the port. Everyday conveniences such as supermarkets, restaurants, pharmacies, and banks are just around the corner, making city living incredibly convenient.

For those seeking leisure and entertainment, the development is also well-positioned. Estepona's bustling nightlife, represented by venues like Pacha Beach Club and the upscale Puerto Banús area, is just a short drive away. This balance of peaceful, family-friendly living with the vibrancy of the city makes it an ideal choice for those looking to enjoy the best of both worlds.

With its exceptional location, innovative design, and luxurious amenities, this new development epitomizes the art of tranquil urban living. Residents will be able to enjoy all the benefits of a modern, city-centered lifestyle while also having access to peaceful, sun-filled spaces where they can relax and recharge.



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Please note: Prices exclude 10% VAT, registration, and notary fees, in accordance with Junta de Andalucía regulation 2182005.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Fiber Optic  
Gym  
Domotics  
Solarium

### Views

Panoramic  
Street  
Urban

### Pool

Communal

### Garden

Communal

### Category

Investment  
Luxury  
With Planning Permission  
Contemporary  
New Development

### Orientation

West  
South  
East  
North  
South East  
South West  
North West  
North East

### Setting

Commercial Area  
Close To Port  
Urbanisation  
Close To Shops  
Close To Schools  
Close To Sea  
Close To Town  
Village  
Town  
Close To Marina  
Marina

### Furniture

Optional

### Security

Alarm System  
Entry Phone

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Private  
Covered