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## 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 Fariñas. 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	Orientation	Climate Control
Covered Terrace	West	Air Conditioning
Lift	South	Cold A/C
Near Transport	East	Hot A/C
Private Terrace	North	
Satellite TV	South East	
Storage Room	South West	
Ensuite Bathroom	North West	
Marble Flooring	North East	
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
Fiber Optic		
Gym		
Domotics		
Solarium		
Views	Setting	Condition
Panoramic	Commercial Area	New Construction
Street	Close To Port	
Urban	Urbanisation	
Port	Close To Shops	
	Close To Schools	
	Close To Sea	
	Close To Town	
	Village	
	Town	
	Close To Marina	
	Marina	
	Port	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Garden	Security	Parking
Communal	Alarm System	Underground
	Entry Phone	Private
		Covered
Category		
Investment		
Luxury		
With Planning Permission		
Contemporary		
New Development		