



## Middle Floor Apartment for sale in Estepona

399,000 €

Reference: R4857922 Bedrooms: 2 Bathrooms: 2 Plot Size: 151m<sup>2</sup> Build Size: 122m<sup>2</sup> Terrace: 29m<sup>2</sup>







## Costa del Sol, Estepona (town)

Welcome to a lifestyle where comfort and coziness meet modern design in every corner. Nestled in an established, quiet area of Estepona, this new residential complex offers an unmatched combination of tranquility, convenience, and style.

**Location and Accessibility** The complex is ideally located in a peaceful neighborhood of low-rise developments, offering easy access to essential services and leisure activities: Next to a school (15 meters) Close to a park (30 meters) Sports center with soccer fields (300 meters) Hospital (300 meters) Supermarkets, restaurants, bars, and pharmacies within a short walk (400 meters) For those who enjoy being near nature and recreation, the plot is just 50 meters from a golf course and 1 km from the beach, perfect for a relaxed lifestyle. The area benefits from quiet surroundings with low traffic, while still offering quick access to the A7 motorway: 5 minutes to Estepona's historic center and port 15 minutes to Puerto Banus 20 minutes to Marbella 45 minutes to Malaga airport and Gibraltar Modern Living in a Gated Community

This thoughtfully designed residential complex consists of 48 apartments spread across three floors, with features that enhance both comfort and quality of life. Highlights of the Complex: 2 and 3-bedroom apartments as well as luxurious penthouses Each apartment includes spacious private terraces with sea, golf, and mountain views Oversized windows that flood the space with natural light Master bedrooms with en-suite bathrooms Underground parking (with a parking space for each unit and two spaces for penthouses) Private storage rooms included with each apartment A communal swimming pool, garden, and relaxation area High-quality, eco-friendly design, ensuring energy efficiency Fully equipped kitchens and bathrooms included in the price

**A Development of Distinction** Designed by the renowned architect Pablo Villarroel, this project blends thoughtful layouts with modern architecture, providing generous terraces and competitive pricing. Construction begins in November 2024 and is set for completion in November 2026.

**Key Features:** Gated community ensuring safety and privacy Outdoor pool and relaxation zone Modern, high-quality materials and finishes Excellent value for money

**Pricing and Inclusions:** The prices ( from 399.000 to 719.250) includes: Fully equipped kitchen & bathrooms Private underground parking and storage room

This new residential complex, provides the perfect balance of modern comfort, peaceful surroundings, and convenience. With its excellent location and sophisticated design, your dream home in Estepona awaits! Contact us today for more information or to schedule a viewing, this can also be done virtually. At AbraCasaBra Real Estate, we don't sell houses, we realise dreams. All material is based on information AbraCasaBra Real Estate deems reliable, but because third parties have provided this information, AbraCasaBra Real Estate cannot guarantee its accuracy or completeness. This offer is subject to errors, omissions and price changes or withdrawal without notice. Availability after agreement. In accordance with the Junta de Andalucía 218/2005 decree of 11 October, clients are informed that the price excludes 10% VAT, property registration and notary fees. Brokerage fees are included.



## Features:

### Features

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

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Courtyard  
Urban

### Pool

Communal

### Garden

Communal  
Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity

### Orientation

South  
South East  
South West

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Shops  
Close To Schools  
Close To Sea  
Close To Town  
Village  
Town  
Close To Marina  
Marina  
Port

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System

### Category

Holiday Homes  
Investment  
Luxury  
With Planning Permission  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
More Than One  
Covered



New Development  
Off Plan  
Distressed