



## Middle Floor Apartment for sale in Estepona

**713,745 €**

Reference: R4849651 Bedrooms: 2 Bathrooms: 2 Plot Size: 136m<sup>2</sup> Build Size: 112m<sup>2</sup> Terrace: 24m<sup>2</sup>







## Costa del Sol, Estepona (town)

Discover a new luxury apartment complex, located in the prestigious area of the New Golden Mile in Estepona, where the essence of modern living is redefined. This stunning project consists of 57 unique ground-floor apartments with private gardens, luxury penthouses with a solarium, and beautiful duplex penthouses. Surrounded by expansive communal green areas, swimming pools, underground parking, storage rooms, and lifts, this development offers everything you need for an unparalleled living experience.

With seven different layouts, ranging from 2 to 4 bedrooms, each apartment offers breathtaking sea views and comes with two private parking spaces and a spacious storage room. Every detail has been meticulously designed to enhance your daily life. The fully equipped kitchens and bathrooms offer maximum comfort, while the bedrooms with built-in wardrobes provide practical storage space.

The prices of these exclusive apartments range from €695,794 to €1,999,700, offering the perfect combination of luxury and accessibility, depending on your preferences and housing needs.

This is the perfect blend of contemporary living and elegance, with a focus on a privileged location, groundbreaking architecture, impeccable security, absolute privacy, and a strong commitment to sustainability.

**Gardens:** Enjoy tranquility in the beautifully landscaped gardens, designed to create a serene and luxurious atmosphere. The pathways, made of reinforced concrete with a stone-like finish, combine durability and beauty. The lighting, equipped with energy-efficient LED lamps and a timer, highlights the charm of the gardens in the evening while contributing to eco-friendly energy consumption. The smart irrigation system ensures the greenery remains lush and fresh without unnecessary water usage.

**Security:** Your safety is our priority. This luxury complex is fully walled and features automatic gates for both vehicles and pedestrians. This guarantees optimal access and peace of mind for residents.

**Pools and terraces:** The pool and terrace areas are designed for both comfort and safety. The use of large, non-slip porcelain tiles provides not only an aesthetically pleasing appearance but also prevents accidents around the pool.

**Access to the residences:** The communal gardens offer a picturesque and pleasant access to each residence, with inviting footpaths perfect for a leisurely stroll. Ground-floor residents can also enjoy private gardens, while the communal tropical garden offers a green oasis for everyone to escape daily life and enjoy nature.

**Underground facilities:** The underground parking garage is designed with attention to detail and functionality. The continuous quartz flooring ensures durability and a flawless appearance. The access ramps are carefully designed with a 20% incline, preventing vehicle damage. Automatic access gates operated by remote control provide extra convenience and security. The parking spaces are lit by LED lights with motion sensors, minimizing energy consumption.

**Additional services:** Each residence has access to two parking spaces and a well-lit storage room. The basement ventilation system prevents moisture and odors, while the smoke extraction and fire detection systems ensure safety. In case of emergency, an exclusive water reservoir, combined with a steel pipe network, provides an efficient fire extinguishing system.

This luxury apartment complex aims to offer a unique lifestyle filled with comfort and refinement. Whether you want



to relax by the pool, seek shade in the relaxation zone, or enjoy the nearby beaches and water activities, there is something for everyone.

**Beach life:** With the Mediterranean Sea and kilometers of golden sandy beaches just a stone's throw away, residents can enjoy a beautiful beach lifestyle year-round. Whether it's sunbathing, swimming, or water sports, there is always something to enjoy.

Do not hesitate to contact us for more information or to schedule a viewing. Virtual tours are also available. At AbraCasaBra Real Estate, we don't just sell houses; we make dreams come true!

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## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Domotics  
Solarium

### Views

Sea  
Panoramic  
Country  
Garden  
Urban  
Beach

### Pool

Communal

### Garden

Communal

Private

### Category

Luxury  
With Planning Permission  
Contemporary  
New Development  
Off Plan  
Beachfront

### Orientation

South  
South East  
South West

### Setting

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

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F/H Bathrooms

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
More Than One