



## Ground Floor Apartment for sale in Estepona

699,000 €

Reference: SP0749   Bedrooms: 3   Bathrooms: 2   Plot Size: 21m<sup>2</sup>   Build Size: 241m<sup>2</sup>   Terrace: 22m<sup>2</sup>





## Costa del Sol, Estepona (town)

**NEW BUILD RESIDENTIAL COMPLEX IN ESTEPONA** New Build residential complex is your sun-kissed haven in Estepona's sought-after New Golden Mile- known for sunny skies, golden sands and crystal-clear waters. Limited to just 25 stunning apartments, you get more than just sea views and access to Southern Spain's most marvellous beaches: you get an exclusive community of like-minded neighbours coupled with the rarefied delight of privacy. New Build residential complex guarantees both quality and sophistication. All apartments face south to maximise sun exposure-perfect for warmth in Estepona's mild winters and natural lighting year-round. Outside, the coast awaits with its famous perks, from prized beaches and marinas to world-renowned golf and equestrian clubs. New Build residential complex offers a variety of spacious two-level apartments with private terraces and rooftop solariums, ranging from 104 m<sup>2</sup> to 244 m<sup>2</sup> (including terraces and rooftops). Standard and Premium interiors are thoughtfully designed by our architects. All apartments come fully furnished with heated floors in all spaces, Schneider light switches, smart locks and basic climate automation, as well as water-saving bathrooms and kitchens, and connections to the weather station. Swedish appliances from Asko Kitchen: stovetops, ovens and hoods, dishwashers, refrigerators. Laundry: washing machine and drying machine. German bath fixtures from Villeroy & Boch, Sliding doors unite the terraces and living rooms as one space, harmonising indoor-outdoor living, and each unit is designed with moveable walls to adapt to how families evolve. Wooden folding screens offer shade while enabling air circulation. Standard: light coloured furniture. Premium: wooden furniture with dark varnish, stone surfaces. Optional features: Hot tub on terrace, charging point for electric cars Photovoltaic panels (especially efficient in type 2 and 3). Type 1 apartments: Erase sliding panel between bedroom and living room. Type 2 apartments: Staircase from English patio to ground floor Type 3 apartments: Window from upper bedroom to living room. New Build residential complex designed like a small town to capture the feel of a local village, with outdoor walking paths connecting the apartments like single-family homes. Boutique apartments is more than a home: it's way of life. Residents enjoy access to a private spa, ocean-water swimming pool, and fitness centre. Gated Community enjoy the safety and security of keycard access and a security booth, and the optional domotic security system accessible by mobile app Wake up to the Mediterranean Sea on one side and the Sierra Bermeja mountains on the other, just a 7-minute walk from the beach. Convenient Location 40 minutes from two international airports- Gibraltar and Málaga - with one-hour flights to Madrid, Barcelona, Lisbon (Portugal), and Casablanca (Morocco). Estepona is perfect place to enjoy the tranquillity, while you can access a wide range of outdoor sports activities, thanks to its proximity to the Estepona Golf courses and its spectacular beaches. Estepona Golf is an 18-hole course situated between Gibraltar and Puerto Banús; on the new golden mile, just 3 km from the beach and with a wide variety of services and facilities on offer locally.



Features:

Features	Energy Rating	CO2 Emission Rating
Gym	B	B
Near Bus Route		
Location: Coastal, Urbanisation		
Parking - Space		
Near schools		
Communal Pool		
Near Commercial Center		
Number of Parking Spaces: 1		
Terrace: 22 Msq.		
Gated		
Useable Build Space: 147 Msq.		
Double Bedrooms: 3		
garden		
Air Conditioning: Yes		
Beach: 600 Meters		
Elevator/Lift		