



# Apartment for sale in Estepona

699,000 €

Reference: N9554 Bedrooms: 2 Bathrooms: 2 Build Size: 76m<sup>2</sup> Terrace: 7m<sup>2</sup>





## Costa del Sol, Estepona (town)

Boutique New Build Apartments in the Heart of Estepona Costa del Sol; Exclusive Residential Building with Only Four Homes; This beautiful new build residential project consists of just four exclusive homes located in a privileged urban setting in the center of Estepona. Designed with an architecture that blends classic elements with contemporary design trends, the building stands out for its high quality finishes and a concept that successfully combines tradition and modern living; The development offers one property per floor, ensuring privacy and tranquility for residents. The homes are located on the first, second, third and penthouse levels, creating an intimate and boutique style living environment in one of the most desirable areas of the Costa del Sol; Functional Layout with Private Outdoor Spaces; Each property features 2 bedrooms, 2 bathrooms, a guest toilet and a private terrace. The first floor home also benefits from a private interior patio, while the penthouse includes a private rooftop pool and solarium and a parking space on the ground floor of the building; The thoughtful distribution of space maximizes natural light and comfort, making these homes ideal for both permanent living and holiday use in a vibrant coastal town; High Quality Features and Energy Efficiency; These modern homes are equipped with quality materials and efficient systems to guarantee comfort throughout the year, including: Fully fitted kitchen with appliances; Aerothermal system for hot water; Air conditioning and heating with inverter system; Double glazing for thermal and acoustic insulation; Lift access to all floors; High energy efficiency rating; The combination of modern installations and elegant design ensures a comfortable and sustainable lifestyle; Prime Location in Estepona Town Center; The building is located next to the Estepona Town Hall, just a few minutes walk from the charming old town and only 300 meters from the main beaches. This exceptional location allows residents to enjoy a peaceful residential setting while having immediate access to shops, supermarkets, schools, restaurants and sports facilities; Key distances to points of interest include: Estepona Beach 0.3 km; Estepona Marina 2 km; Estepona Old Town 0.5 km; Estepona Golf 6 km; Puerto Banus 25 km; Marbella 30 km; Malaga International Airport 80 km; Excellent road connections via the A7 and AP7 motorways provide easy access to the rest of the Costa del Sol; A Unique Opportunity to Live in Central Estepona; Estepona is known for its lively atmosphere, more than 20 km of beaches, cultural attractions and year round Mediterranean lifestyle. Living here means enjoying everything on foot while being close to the sea; Contact us today for more information and secure your new home in the center of Estepona; 929



## Features:

### Features

- Near Bus Route
- Near schools
- Near Commercial Center
- Useable Build Space: 66 Msq.
- Location: Coastal
- Double Bedrooms: 2
- Space
- Elevator/Lift
- Beach: 300 Meters
- Terrace: 7 Msq.

### Energy Rating

B

### CO2 Emission Rating

B