



## PŮZEMNÍ APARTMÁN 2 LOŽNICE

📍 Estepona

**REF# R4688146 – 310.000€**

IBI

780 €/YEAR

Garbage

180 €/YEAR

Community

2640 €/YEAR



2

Ložnice



2

Koupelny



95 m<sup>2</sup>

Built



28 m<sup>2</sup>

Terrace

Welcome to this 2-bedroom, 2-bathroom flat. A spacious 28 square metre terrace invites you to enjoy the outdoor life and offers direct access to the communal swimming pool for moments of relaxation and

recreation.

In this exclusive residence you will find not one, but two communal pools, a well-equipped gym, a relaxing sauna and meticulously tended gardens, creating a serene oasis for residents to relax and recharge.

Security is paramount, with a controlled entrance guaranteeing your peace of mind and a 24/7 security presence providing an extra level of protection. You'll feel at ease as you enjoy the comfort and security of your own home.

Located just 10 minutes' drive from the famous Puerto Banús, this property offers the perfect blend of tranquillity and proximity to the vibrant lifestyle of one of the Costa del Sol's most famous destinations. Whether you're looking for the charm of communal pools, fitness facilities or greenery, this flat promises a comfortable and convenient lifestyle in a highly sought-after location.

1.7 km from Guadalmanza beach, 2.4 km from El Saladillo beach and 2.5 km from Playa de Arroyo las Cañas-Velerín;

Estepona is renowned for its beautiful beaches, restaurants and quaint shops.



