



## APARTMÁN VE STŘEDNÍM PATE 3 LOŽNICE

📍 Estepona

**REF# R4741102 – 799.950€**

IBI

913 €/YEAR

Garbage

141 €/YEAR

Community

6552 €/YEAR



3

Ložnice



2

Koupelny



120 m<sup>2</sup>

Built



44 m<sup>2</sup>

Terrace

Exclusive luxuriously redesigned immaculate condition one level Apartment offering exquisite tall tropical palm and partial sea views situated within a luxurious Residential Spa Beachside Resort in Guadalmansa

Playa, a first choice for discerning buyers seeking elite residential and luxury resort living.

Front Line Beach Resort, designed by the world renowned landscape Architect Melvin Villareal, offering exquisite balinese styled tropical palm garden views with the calming sounds of cascading zen water fountains creating a heavenly spa ambience throughout this remarkable Beachside Resort.

Immaculately presented and maintained, distributed on one convenient spacious level, luxuriously furnished with meticulous attention to detail throughout.

Comprising of hallway entrance leading to an impressive open plan state of the art fully integrated kitchen designed in stunning black granite and contrasting acacia wood carpentry featuring a luxurious Island for dining with integrated cooking hob. A contemporary styled and furnished lounge and dining area complimented with suspended ceiling offers exquisite tropical and Sea views with wide picture doors accessing the relaxation, and dining terrace facing tall tropical palms and firs and exquisite lilly pond features of the gardens.

Spacious en-suite Master bedroom is luxuriously styled and offers access to a private relaxation terrace from the bedroom picture doors with views facing the tall palms and the sea, adjacent dressing room with ample wardrobes and a spacious en-suite bathroom designed in opulent light cream marble complimented with a bathtub and a seperate room with toilet and bidet.

A private corridor hosts a further exceptionally spacious luxury double guest bedroom offering exquisite views is complimented with a private open sunbathing / chillout and cocktail terrace accessible from double picture doors of the bedroom from where Mirage views of the multiple tropical palms within the IKOS and the famous La Concha are seen

Adjacent luxurious immaculate floor to ceiling marble Guest Bathroom with shower and a long opulent marble double vanity unit.

A further 3rd double guest bedroom with a futon is situated alongside the principal guest bedroom and guest bathroom this room can also be utilised as an office or home gym.

The exterior relaxation and dining terrace equipped with a Weber BBQ and ample exterior dining suite for 6 with a vertical garden feature facing the tropical palms all accessed from wide picture windows of the Lounge with stunning views facing the immaculately maintained resort gardens with infinite tall tropical palms and floral lined pathways decorated with lilly ponds and water fountains with multi coloured bougainvillea throughout.

Immaculately presented and maintained property, recently redorated with immaculate white porcelian effect painted walls

Elegant Suspended ceiling with new contemporary white led lighting

Inhibited curtain rail wall features with various high standard made to measure curtains.

All luxurious Furniture, Art and Decoration are included in the price

Persian Blinds installed throughout

Underfloor heating with individual zone control installed throughout all rooms & bathrooms,

Individual room controlled hot and cold vented airconditioning throughout.

Italian style 3 Seater L shaped sofa

6 brand new Italian contemporary plush pinned effect grey velvet dining chairs

Brand New 300 thread count Egyptian Silk Cotton and Bedlinnen

Relaxation terrace furnished with with light grey rattan sofas and coral cushions  
 Brand new Luxurious Rugs to the interior and the exterior  
 New Elite Standard Contemporary Art and Mirrors  
 Secure elevator access to the entrance door of the property.  
 Underground Parking Space and a spacious storage room included in the price.  
 Secure Video Intercom Entry Phone.  
 Internet Wifi and LG TV with international satellite tv channels installed  
 Integrated wall mounted digital safety deposit box

Private Owners High Specification Air Conditioned Gymnasium facing the swimming pool  
 Indoor Heated Swimming Pool & Steam Room  
 2 Exterior Residents Swimming Pools facing the Sea  
 His and Hers Saunas within the luxury changing rooms  
 Table Tennis area and Residents Library and Dvd Room  
 Direct Private Owner / Residents Beach and Paseo Access  
 Gated, with high security & CCTV throughout the Guadalmanza Playa zone and from within the Resort  
 Underground Parking and Storage Room included in the price  
 On Site Tikitano Beach Club House Restaurant open all year round, a short walk away  
 Incomparable Luxury Value  
 Viewing is Highly Recommended







