



## PŮZEMNÍ APARTMÁN 2 LOŽNICE

📍 Estepona

**REF# R4818745 – 265.000€**

IBI

448 €/YEAR

Community

2364 €/YEAR



2

Ložnice



2

Koupelny



99 m<sup>2</sup>

Built



40 m<sup>2</sup>

Plot

This lovely ground-floor apartment is situated in Phase 1 of the Golf Hills community in Camino de la Resinera, one of the most sought-after areas in the New Golden Mile.

Golf Hills is a fantastic, gated development, featuring meticulously maintained gardens, two swimming pools and a padel court.

The residence enjoys a prime location next to La Resina Golf Club, making it an ideal choice for golf lovers. Additionally, the beach and Selwo Aventura Zoo are just a few kilometers away, with essential services, numerous bars, and restaurants all within a short drive. Estepona is only a 10 minute drive away, while Puerto Banus is just 15 minutes by car.

The property boasts a spacious and bright living/dining room that opens onto a charming terrace and a private garden, providing a perfect space for relaxation.

The covered terrace, connected to the private garden, offers an ideal setting for outdoor dining, entertaining, and unwinding, perfect for families with children and pets.

The fully equipped and spacious independent kitchen includes access to a small laundry area.

The apartment features two spacious bedrooms positioned along a corridor, providing separation and privacy from the living area. The master bedroom includes an en-suite bathroom and a dedicated dressing area, while the second bedroom is equipped with built-in wardrobes. Both bedrooms offer direct access to the terrace and garden.

There is a central air conditioning system (hot/cold) in the apartment and all windows are equipped with manual blinds.

The price also includes a covered underground parking space.

This is an excellent opportunity to acquire an apartment in a highly desirable area, ideal for use as a permanent residence or holiday home. It also represents an excellent investment opportunity with strong rental yield potential.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. NG1





