



## PŮZEMNÍ APARTMÁN 2 LOŽNICE

📍 Estepona

**REF# R4867564 – 1.100.000€**

IBI

1000 €/YEAR

Garbage

150 €/YEAR

Community

7860 €/YEAR



2

Ložnice



2

Koupelny



100 m<sup>2</sup>

Built



53 m<sup>2</sup>

Plot



42 m<sup>2</sup>

Terrace

NEW GOLDEN MILE, ESTEPONA ... BEACH FRONT RESORT, ELEVATED GROUND FLOOR WITH LARGE TERRACE AND PRIVATE GARDEN, PARTIAL SEA VIEWS

Built in 2023, this unique 2-bedroom, 2-bathroom apartment includes 1 parking space and a storage room

and is available for sale or rent.

Located in an exclusive beachfront residential development on the New Golden Mile in Estepona, the property is just 12 minutes by car from Puerto Banús and 7 minutes from Estepona's town center. It offers direct access to the beautiful promenade, beach, and the famous Chiringuito Torre Velerín.

The apartment is spacious and filled with natural light. From the moment you step inside, you'll feel a sense of happiness. The open-plan kitchen, featuring high-end materials and appliances, is perfect for preparing your favorite meals while enjoying partial sea views. The living room offers seamless access to the large, south-facing terrace and garden, which provide direct access to the communal areas. The two well-appointed bedrooms include a primary suite with a modern walk-in wardrobe and a spacious bathroom. The property is tastefully furnished, and if you wish to purchase it as-is, the existing furniture can be negotiated separately.

Situated on the Mediterranean waterfront, this exclusive community consists of only 38 high-end properties and offers a range of on-site amenities. Built to the highest standards with a timeless, modern design, the development features a neutral color palette and high-quality materials throughout. Continuous flooring and sliding floor-to-ceiling windows create a seamless indoor-outdoor flow.

Residents benefit from underground parking with a private space, additional guest parking, 24-hour security, designer gardens with water features, and direct beach access. There's also a year-round outdoor heated infinity pool, a children's pool, a heated Jacuzzi, and a sun terrace with loungers and oversized chill-out beds—all boasting stunning sea views.

The development also includes a barbecue pavilion near the pool area, perfect for outdoor dining. For those who embrace the Mediterranean lifestyle, there are tennis and paddle tennis courts, as well as an open-air cardio gym overlooking the sea. For families, a children's playground is also part of the resort's amenities.

Note: For rentals, the storage room is not included.







