



## PŮZEMNÍ APARTMÁN 2 LOŽNICE

📍 Estepona

**REF# R4885555 – 1.100.000€**

IBI

989 €/YEAR

Garbage

141 €/YEAR

Community

7860 €/YEAR



2

Ložnice



2

Koupelny



100 m<sup>2</sup>

Built



142 m<sup>2</sup>

Plot



41 m<sup>2</sup>

Terrace

Welcome to this luxury 2-bedroom apartment located in an exclusive and ultra-luxurious, newly developed gated community on the New Golden Mile. This front-line beach apartment with partial sea views is located just 100m from the neighbouring expansive beaches, offering beauty and convenience. Situated in Velaya,

a prestigious, modern urbanisation between Marbella and Estepona, this property blends contemporary design with high-end amenities and is just steps away from a 'chiringuito' beach restaurant.

This recently completed, two-bedroom, two-bathroom residence showcases 100 square metres of exquisitely designed interiors and contemporary comforts, along with an additional 100 square metres of fantastic outdoor terrace and private garden space for residents to enjoy alfresco moments. Community facilities that include pools, tennis and padel courts, and a cardio gym complete the sublime array of offerings, making this residence an ideal retreat and investment property on the Costa Del Sol.

Going into more detail, it becomes clear that the interiors have been designed to capture the light and essence of coastal living, with large floor-to-ceiling glass doors opening onto a spacious, south-facing terrace. This layout showcases expansive views of the sea, inviting you to enjoy the beautiful surroundings from every corner of the home. The open-plan kitchen, fitted with premium appliances and elegant finishes, is perfect for gourmet cooking and entertaining. The primary bedroom serves as a tranquil retreat with a modern walk-in wardrobe, a luxurious en-suite bathroom, and direct access to the terrace, allowing you to wake up each day to the sun and sea. The second bedroom makes this residence ideal for small families or those wanting a guest room for hosting friends and loved ones.

The apartment offers an array of exclusive amenities within its intimate community of 38 properties, each crafted with modern elegance and quality materials. Residents benefit from 24-hour security, dedicated underground parking, and access to a heated infinity pool with uninterrupted views of the Mediterranean. Additional facilities include a children's pool, a heated jacuzzi, and various sun terraces featuring oversized loungers, ideal for family gatherings or unwinding with a good book. For those who enjoy an active lifestyle, the complex features tennis and padel courts, as well as an outdoor cardio gym with panoramic sea views. A barbecue pavilion and social areas add to the sense of community, creating an inviting atmosphere for al fresco dining and entertaining.

The New Golden Mile, located between Marbella and Estepona, is one of the Costa del Sol's most sought-after areas, celebrated for its natural beauty and tranquillity. On its doorstep, Velaya offers residents a 'chiringuito' and direct access to the beachfront promenade, from where you are able to access a host of other seaside restaurants and cafés.

Slightly further afield yet still just a short drive away is the vibrant hub of Puerto Banús. This region offers a peaceful escape with easy access to luxury shopping, world-class golf courses, renowned beach clubs, and fine dining restaurants. Estepona's charming town centre, with its traditional Spanish architecture, bustling squares, and boutique shops, is also minutes away, offering a delightful mix of modern amenities and cultural heritage. The proximity to stunning Andalusian cultural hotspots combined with the upscale ambience of the New Golden Mile makes this residence the ideal setting for a sophisticated Mediterranean lifestyle.











