



## DACHGESCHOSSWOHNUNG MIT 2 SCHLAFZIMMER

📍 Estepona

**REF# R4745254 – 449.000€**

IBI

475 €/JAHR

Müll

115 €/JAHR

Wohngeld

2760 €/JAHR



2

Schlafzimmer



2

Bäder



100 m<sup>2</sup>

Built



35 m<sup>2</sup>

Terrace

An excellent opportunity to buy a newly built, ready-to-move-in apartment in a modern style with a large open terrace located at the top. The residential area located on the New Golden Mile coastal stretch in the Selwo area is ideal if you want to be able to walk to the sea and the beach, which is only 1300 m away. In addition, there is a newly opened restaurant and an international school within just 300 m of the residential

area.

This stylish apartment has a spacious living room with plenty of space for a sofa group and dining area adjacent to the modern open kitchen. The living room has a large panoramic window from floor to ceiling, which provides maximum light. From the living room you have direct access to the open and generous terrace, which has a sunny location with an orientation to the southeast and southwest. The apartment has 2 bedrooms, one of which has direct access to the terrace. The home is fully equipped with a modern open kitchen facing the living room, A/C for cooling and heating, motorized window blinds in the bedrooms and 2 stylish bathrooms with walk-in showers in sand-colored tiles. The apartment has energy-efficient solutions with insulated walls and solar panels on the roof for water heating.

The residential area has lovely tropical gardens and 2 different pool areas. In the community there is a facility for Co-Working for those who want to work remotely, as well as a fully equipped gym with treadmills and spinning. In addition, a new community center with premises for social activities with an indoor pool/SPA facility and its own movie theater is being completed.

This spacious apartment with 2 bedrooms has a construction area of approx. 100 m<sup>2</sup> + terrace 35 m<sup>2</sup>, asking price EUR 449,000.

The requested price includes own storage and own parking space under the building as well as furniture for the apartment. Perfect choice for those who prefer to move directly into a ready-to-move-in and modern furnished apartment without having to think about starting to decorate and waiting for it to be finished.

In the immediate area, there is a newly opened local restaurant within only 300 m distance - in addition, there are several nice restaurants by the beach (1300 m) which are easily reached via a new footpath that leads under the coastal road to the sea. The residential area is located on the coastal stretch between the famous marina Puerto Banus in Marbella with an extensive range of restaurants, entertainment and exclusive shops (13 km) and the genuinely Spanish town of Estepona (7 km) with a cozy town center consisting of squares and narrow alleys. Closer by is also the small Spanish village of Cancelada (4 km) and the exclusive Laguna Beach with restaurants, beach club and small shops (4 km). Those interested in golf have the 9-hole course La Resina Golf & Country Club just 1400 m from the residential area - in addition, there are many good 18-hole courses to choose from such as Alferini and Flamingos Golf (included in the Villa Padierna Golf Courses) within approx. 5 km distance.





