



## MIDDLE FLOOR APARTMENT WITH 3 BEDROOMS

📍 Estepona

**REF# R4741102 – 799.950€**

IBI

913 €/YEAR

Garbage

141 €/YEAR

Community

6552 €/YEAR



3  
Beds



2  
Baths



130 m<sup>2</sup>  
Built



172 m<sup>2</sup>  
Plot



42 m<sup>2</sup>  
Terrace

Exclusive luxuriously redesigned immaculate condition one level Apartment with 3 Bedrooms offering exquisite tall tropical palm gardens and a partial sea view situated within a luxurious Residential Spa Beachside Resort in Guadalmanza 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 entrance hallway leading to an impressive open plan state of the art fully integrated kitchen designed with stunning black granite and contrasting acacia wood carpentry with a luxurious wide Island for dining and with integrated cooking hob. Exceptional contemporary re-designed spacious lounge complimented with stunning cornice ceiling detail and Integrated spots with dimmer switch, dining area with impressive new furniture art and mirrors, Tv & relaxation zone with Italian style 3 seater L sofa on front of a wall mounted TV offers truly exquisite tropical palm 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 integrated wardrobes and a spacious en-suite bathroom designed in floor to ceiling 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 tropical and mountain views is complimented with a private open sunbathing and chillout terrace accessible from double picture doors of the bedrom from where Mirage views of the multiple tropical palms within the IKOS and the famous La Concha mountain are seen

Adjacent luxurious immaculate floor to ceiling marble guest bathroom with shower and 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.

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

Cornice ceiling detail with new contemporary white led lighting with dimmer, 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 controllled hot and cold vented airconditioning throughout.

Italian style 3 Seater L shaped sofa

6 brand new Italian contemporary plush quilted grey velvet dining chairs

Brand New 300 thread count Egyptian Silk Cotton Bedlinnen at the Master & Guest Bedrooms

Relaxation terrace furnished with with light grey rattan sofas and coral cushions  
 Brand new Luxurious Rugs to the interior and the exterior  
 New 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, Integrated wall mounted digital safety deposit box  
 Internet Wifi and wall mounted LG TV with international satellite tv channels installed

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 security & CCTV throughout Guadalmanza Playa and from within the Resort  
 Underground Parking and Storage Room included in the price  
 On Site Tikitanno Beach Club House Restaurant open all year round, a short walk away  
 Viewing is Highly Recommended





