



## MIDDLE FLOOR APARTMENT WITH 2 BEDROOMS

📍 New Golden Mile

**REF# R4802101 – 339.000€**

IBI

650 €/YEAR

Garbage

100 €/YEAR

Community

3168 €/YEAR



2

Beds



2

Baths



118 m<sup>2</sup>

Built



30 m<sup>2</sup>

Terrace

Welcome to this exquisite first-floor apartment located in the prestigious Urbanizacion El Campanario phase 3. It includes a private parking unit in the underground garage below. Also an option to buy a storage

room (trastero).

#### Entrance Hall

**Inviting Space:** As you step through the front door, you are welcomed by a spacious entrance hall that seamlessly connects to the main living areas of the apartment. This elegant space sets the tone for the rest of the home.

#### Living and Dining Area

**Open-Plan Layout:** Moving from the entrance hall, you enter a large open-plan living and dining area, perfect for entertaining guests or enjoying cozy family evenings.

**Natural Light:** The room is bathed in natural light, thanks to the large sliding glass doors that lead out to the terrace.

#### Majestic Terrace

**Expansive Outdoor Space:** Step through the sliding glass doors from the living room onto the expansive south-facing covered terrace.

**Garden and Pool Views:** Enjoy al fresco dining, relax with a book, or simply take in the views of the beautifully landscaped communal gardens and one of the three swimming pools.

**Ample Seating:** The terrace offers ample seating and dining area.

#### Modern Kitchen

**Fully Equipped:** The separate kitchen is fully equipped with all necessary appliances.

**Convenient Layout:** Features a breakfast bar and an independent laundry room adjacent to the kitchen for additional storage and functionality.

#### Master Bedroom

**Generously Sized:** The master bedroom is spacious and includes direct access to the terrace.

**Luxurious Ensuite:** Features a large built-in wardrobe and an ensuite bathroom with double sinks, a bathtub, and underfloor heating for added comfort.

#### Second Bedroom and Bathroom

**Spacious and Functional:** The guest bedroom is also large, equipped with double built-in wardrobes.

**Convenient Access:** Located next to the guest bedroom is a full bathroom in the hallway, which can also serve as a guest toilet, featuring underfloor heating.

#### Additional Features

**Climate Control:** The apartment is equipped with hot and cold air conditioning in each room, ensuring year-round comfort (better and more economical than expensive AC by conduct originally fitted).

**Storage and Parking:** Includes a parking space in the underground garage below and a separate storeroom (trastero available as extra).

**Amenities:** Access to three communal swimming pools, beautifully landscaped gardens with waterfalls and lakes, and the Country Club featuring a gym and restaurant.

**Tourist Licence:** Holds a tourist licence for short-term rentals, making it an excellent investment opportunity.

#### Prime Location

**Convenient Amenities:** Walking distance to local amenities, including supermarkets, restaurants, and the fabulous El Campanario 9-hole golf club.

**Proximity to Beaches:** The nearest beach is only a 5-minute drive away, and the apartment is closer to Puerto Banus than Estepona centre.

#### Summary

This stunning first-floor apartment combines luxury, convenience, and a prime location. It is perfect for those seeking a high-end lifestyle. Don't miss the opportunity to make this exceptional apartment your new home!



