

**Sales - Apartment - Estepona**  
**860.000€**



**Ref.-ID: R4979584**

**Estepona**

**Apartment**

**Community: 4,596 EUR / year**

**IBI: 760 EUR / year**

**Rubbish: 141 EUR / year**



**3**



**2.5**



**190 m2**

We present this incredible apartment by an Andalusian and contemporary architect. This spacious home consists of 3 bedrooms and 2 full bathrooms, one of them en suite, a guest toilet with double sink, a large living room of almost 40m<sup>2</sup> which has been minimized to make a large dressing room for the master bedroom. A state-of-the-art kitchen fully equipped with exclusive high-quality "Neff" appliances gives a modern and clean touch. We can add that from the secondary bedrooms are quite spacious (+13m<sup>2</sup>) we see Sierra Bermeja and from the master bedroom you can see some impressive sunrises with direct access to the terrace. Let's talk about the jewel of the apartment, a beautiful glazed terrace with Lumon and mosquito nets of almost 37m<sup>2</sup> with wonderful views of the Mediterranean Sea and North Africa. The current owners live on the terrace, as they take advantage of the warm sun that covers that part of the property, although it would be ideal to dress it with some hammocks and modern terrace furniture and give it a summery touch. The property is sold with two parking spaces and a comfortable storage room. This property has been designed taking care of every detail to maximize your comfort, providing it with a modern Mitsubishi central air conditioning system, fireplace, floors, bathrooms and taps from "Porcelanosa" double glazing and windows from the "Cortizo" brand. In addition, it should be noted that within the residential complex there are two magnificent restaurants, a social club, a tennis / paddle club, and an impressive 1,000 M<sup>2</sup> fully equipped gym, and immaculately maintained garden areas. The urbanization has 24/7 security with video surveillance and a concierge, and it is also a private and closed urbanization, with barrier access control. It features an infinity pool surrounded by spectacular tropical gardens and a second pool in phase II, with plans to open another pool in the near future. Accessibility is guaranteed with an elevator and facilities for people with reduced mobility.

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| <b>Setting</b> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Country</li> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Close To Forest</li> <li>✓ Close To Marina</li> <li>✓ Urbanisation</li> </ul>                                                                                                                                                                                                                           | <b>Orientation</b> <ul style="list-style-type: none"> <li>✓ South</li> </ul>                                                                                                                            | <b>Condition</b> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <b>Pool</b> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Heated</li> <li>✓ Children`s Pool</li> </ul> | <b>Climate Control</b> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ Fireplace</li> </ul>         | <b>Views</b> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Beach</li> <li>✓ Panoramic</li> <li>✓ Garden</li> <li>✓ Pool</li> <li>✓ Forest</li> </ul> |
| <b>Features</b> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ Satellite TV</li> <li>✓ WiFi</li> <li>✓ Gym</li> <li>✓ Paddle Tennis</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Wood Flooring</li> <li>✓ Access for people with reduced mobility</li> <li>✓ Barbeque</li> <li>✓ Double Glazing</li> <li>✓ 24 Hour Reception</li> <li>✓ Restaurant On Site</li> <li>✓ Fiber Optic</li> </ul> | <b>Furniture</b> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> <li>✓ Part Furnished</li> </ul>                                                                                          | <b>Kitchen</b> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <b>Garden</b> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Landscaped</li> </ul>                      | <b>Security</b> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> <li>✓ 24 Hour Security</li> </ul> | <b>Parking</b> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Covered</li> <li>✓ More Than One</li> <li>✓ Private</li> </ul>                                      |
| <b>Utilities</b> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Telephone</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Category</b> <ul style="list-style-type: none"> <li>✓ Cheap</li> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Luxury</li> <li>✓ Reduced</li> <li>✓ Resale</li> <li>✓ Contemporary</li> </ul> |                                                                                 |                                                                                                                       |                                                                                                                                                                 |                                                                                                                                                                                    |