

**Sales - Apartment - Estepona**  
**445.000€**



**Ref.-ID: R5107054**

**Estepona**

**Apartment**

**Community: 2,352 EUR / year**

**IBI: 428 EUR / year**

**Rubbish: 150 EUR / year**



**2**



**2**



**93 m2**

Luxury two-bedroom apartment featuring a spacious living/dining room, fully equipped kitchen with separate utility area, and two bedrooms — one with an en-suite bathroom, the other with a family bathroom. Both bedrooms include built-in wardrobes. A highlight of the property is the large covered terrace with glass curtains, that leads out onto a wonderful private garden. This versatile space comfortably accommodates both seating and dining areas, making it a perfect second living space during the cooler months. This ground-floor apartment combines the generous dimensions of one of the larger units in the complex with the convenience of stair-free access, enhancing overall accessibility. Residents and guests can enjoy the beautiful Spanish climate in the impressive communal swimming pools, set within landscaped tropical gardens complete with sun-beds and a stylish beach bar. The resort offers 24-hour security, stunning communal areas, and a serviced \*chiringuito\* with a bar and restaurant at the heart of the development. Cortijo del Mar is within easy walking distance of local shops, restaurants, and the nearby clubhouse, which features an indoor pool, gym, tennis courts, golf course, and kids' club.

- Setting**
- ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools

- Features**
- ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Private Terrace
  - ✓ Storage Room
  - ✓ Utility Room
  - ✓ Double Glazing

- Orientation**
- ✓ South

- Furniture**
- ✓ Optional

- Condition**
- ✓ Excellent

- Garden**
- ✓ Communal

- Pool**
- ✓ Communal

- Security**
- ✓ Gated Complex
  - ✓ Entry Phone
  - ✓ 24 Hour Security

- Climate Control**
- ✓ Air Conditioning

- Parking**
- ✓ Private

- Views**
- ✓ Garden