

**Sales - Apartment - New Golden Mile**  
**350.000€**



**Ref.-ID: R5183827**

**New Golden Mile**

**Apartment**

**Community: 2,196 EUR / year**

**IBI: 327 EUR / year**

**Rubbish: 130 EUR / year**



**2**



**2**



**107 m2**

Renovated Apartment in the New Golden Mile – 5 min from the Beach & 15 min from Puerto Banús! Discover this spectacular apartment renovated in 2021, located in one of the most sought-after areas of the Costa del Sol: the New Golden Mile, between Puerto Banús and Estepona. A strategic location, ideal for year-round living or as a second home by the sea. Just 5 minutes by car from the beach and 15 minutes on foot along a charming coastal path that leads directly to the sea. Excellent connections allow you to reach Puerto Banús or Estepona centre in just 15 minutes, surrounded by the best restaurants, beach clubs, and amenities. This bright apartment is set on a raised ground floor, offering privacy and generous spaces throughout: Spacious living room of over 30 m<sup>2</sup> with an open and modern kitchen. Master bedroom of 19 m<sup>2</sup> with a fully renovated ensuite bathroom. Second bedroom with an additional bathroom. 28 m<sup>2</sup> terrace with pleasant partial sea views, perfect to enjoy the Mediterranean climate. The complex is undergoing aesthetic renovation with restored façades in elegant off-white tones, featuring over 20,000 m<sup>2</sup> of beautifully maintained tropical gardens and two swimming pools available all year round. Includes a large parking space and storage room. A property that combines space, comfort, and a prime location in the heart of the Costa del Sol. Perfect for those who wish to live close to the sea with easy access to the most exclusive destinations and all amenities.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✔ Close To Golf</li><li>✔ Close To Town</li><li>✔ Close To Schools</li><li>✔ Close To Forest</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></ul>   | <b>Climate Control</b> <ul style="list-style-type: none"><li>✔ Hot A/C</li><li>✔ Cold A/C</li><li>✔ U/F Heating</li><li>✔ U/F/H Bathrooms</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✔ Sea</li><li>✔ Country</li><li>✔ Garden</li><li>✔ Urban</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>✔ Storage Room</li><li>✔ Ensuite Bathroom</li><li>✔ Marble Flooring</li><li>✔ Double Glazing</li><li>✔ Near Mosque</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✔ Not 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></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✔ Gated Complex</li><li>✔ Entry Phone</li></ul>                                               | <b>Parking</b> <ul style="list-style-type: none"><li>✔ Garage</li><li>✔ Communal</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>✔ Golf</li><li>✔ Holiday Homes</li><li>✔ Investment</li><li>✔ With Planning Permission</li></ul> |                                                                               |                                                                          |                                                                                                                                                     |                                                                                                                       |