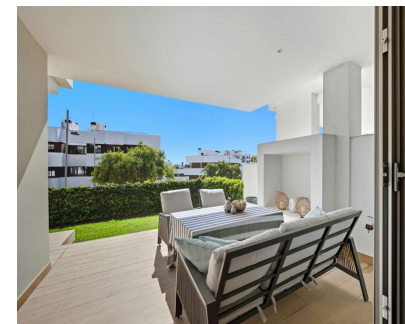


Sales - Apartment - Estepona
595.000€



Ref.-ID: R5195449

Estepona

Apartment

Community: 2,988 EUR / year IBI: 772 EUR / year

Rubbish: 148 EUR / year



2



2



147 m2



32 m2

Welcome to this elegant and spacious apartment located in the highly sought-after area of Las Mesas, Estepona, just a short walk from the city centre, port, beaches, and all amenities. This modern home combines contemporary design with comfort and practicality, making it perfect as a permanent residence, holiday home, or investment opportunity. Short-term rentals are approved by the community. Included in the sale are two underground parking spaces, two storage rooms, and all furniture, allowing you to move in straight away and start enjoying your new home. Layout The property is situated on an elevated ground floor, providing additional safety and privacy. Upon entering, you are welcomed by a bright and spacious living room filled with natural light and furnished with high-end furniture. The open-plan kitchen is fully equipped with Siemens appliances, while the laundry and utility room also features a Siemens washing machine and dryer. The master bedroom, complete with en-suite bathroom, is very large and features built-in wardrobes. The second bedroom is also generously sized, ensuring each part of the home feels open, warm, and inviting. All windows are fitted with electric blinds. The south-facing terrace offers plenty of sunshine and comfort, perfect for relaxing or dining outdoors. Both parking spaces and storage rooms are conveniently accessible by stairs or lift directly from the street floor level. Urbanisation & Quality Built in 2020, the Las Mesas urbanisation offers excellent communal facilities, including a large swimming pool, spacious gym, and beautifully maintained gardens. The property was designed for energy efficiency and built to high construction standards, with features such as insulation and soundproofing, hot and cold air conditioning, and underfloor heating in the bathrooms. Each room can be individually climate controlled for maximum comfort. Location: Las Mesas offers excellent connectivity to Estepona's historic old town and marina, both within walking distance. Nearby are a dog park, sports facilities such as paddle courts and a fitness centre, and shops, all in a peaceful and private setting. Marbella is only 20 minutes away by car, and Málaga Airport can be reached in under an hour via either the A-7 coastal highway or AP-7 highway.

Setting ✓ Town ✓ Beachside ✓ Port ✓ Close To Port ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Marina ✓ Close To Marina ✓ Urbanisation	Orientation ✓ South	Condition ✓ Excellent	Pool ✓ Communal	Climate Control ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C ✓ U/F/H Bathrooms	Features ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Private Terrace ✓ WiFi ✓ Gym ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Double Glazing ✓ Domotics ✓ Fiber Optic
Furniture ✓ Fully Furnished	Kitchen ✓ Fully Fitted	Garden ✓ Communal ✓ Private ✓ Easy Maintenance	Security ✓ Gated Complex ✓ Electric Blinds ✓ Entry Phone ✓ Alarm System	Parking ✓ Underground ✓ Garage ✓ Covered ✓ More Than One ✓ Communal ✓ Private	Utilities ✓ Electricity ✓ Telephone
Category ✓ Distressed ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Resale ✓ Contemporary					