## Sales - Apartment - Estepona

# 895.000€











**Ref.-ID: R5424277** **Estepona** **Apartment**

**Community: 4,980 EUR / year** **Rubbish: 185 EUR / year** **4** **3.5** **135 m2**

Unique 4-Bedroom Elevated Ground Floor Apartment with Partial Sea Views in Las Mesas, Estepona This exceptional south-facing elevated ground floor apartment offers a rare opportunity to own a spacious, brand-new four-bedroom home in the highly sought-after Las Mesas area of Estepona. Perfectly positioned within the development, the property enjoys beautiful partial sea views, abundant natural light, and a seamless blend of indoor and outdoor living. An added advantage is that the property already holds a valid tourist licence, making it an excellent investment opportunity with immediate potential for short-term holiday rentals while also serving as a superb permanent residence or luxury holiday home. The apartment features four generously sized bedrooms, three modern shower rooms, and a separate guest toilet. The impressive master suite includes a stylish en-suite bathroom, a walk-in dressing room, and direct access to the main terrace, where you can enjoy lovely views of the Mediterranean Sea, the landscaped gardens, and the communal swimming pool. Three additional guest bedrooms provide access to a rear terrace, ideal for enjoying the evening sun. One of these bedrooms benefits from its own en-suite shower room, while the remaining two share a beautifully appointed guest bathroom. The contemporary open-plan kitchen is fully fitted with high-quality appliances, including an induction hob, oven, microwave, dishwasher, washing machine, and dryer. The kitchen flows effortlessly into the spacious living and dining area, creating a bright and welcoming living space. Large sliding glass doors open onto the expansive south-facing terrace, extending the living area outdoors and offering the perfect setting for al fresco dining, entertaining, or simply relaxing while enjoying the sea views. Situated within the prestigious Las Mesas Homes development, residents enjoy a peaceful and private environment with excellent community facilities, including indoor and outdoor swimming pools and a state-of-the-art gymnasium. The location is one of the property's greatest assets. Within walking distance are Estepona's charming historic centre, picturesque marina, beautiful beaches, cafés, restaurants, shops, and parks. Nearby, the Las Mesas Sports Club offers extensive sports facilities, including more than ten padel tennis courts. The vibrant Estepona harbour provides an ideal setting for morning coffee, waterfront dining, and lively evenings out. The town's impressive 15-kilometre seafront promenade is perfect for walking, cycling, and outdoor activities. Estepona's coastline stretches across 20 kilometres between Puerto Banús and Sotogrande, two of the Mediterranean's most prestigious marinas. Las Mesas Homes enjoys excellent connectivity, with Málaga International Airport approximately one hour away, Gibraltar Airport just 30 minutes by car, and Marbella and Puerto Banús reachable within 20 minutes. Combining modern luxury, generous living spaces, exceptional amenities, investment potential through its tourist licence, and an unbeatable location, this unique apartment offers an outstanding lifestyle opportunity on the Costa del Sol.

**Setting**
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ South East Orientation
- ✔ South Facing

**Condition**
- ✔ Excellent Condition
- ✔ New Construction

**Pool**
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool
- ✔ Childrens Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ Gym
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System
- ✔ Safe

**Parking**
- ✔ Underground Parking
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary