

Sales - Apartment - Estepona  
**449.000€**

[www.arbatestates.com](http://www.arbatestates.com)  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
[info@arbatestates.com](mailto:info@arbatestates.com)



Ref.-ID: R4976023

Estepona

Apartment



3



2



144 m2

BRAND NEW FLAT NEW CONSTRUCTION AZAHAR DE ESTEPONA Exclusive Ground Floor Apartment in Private Urbanisation with Swimming Pool and Gymnasium We present this elegant and modern ground floor flat with three bedrooms, two bathrooms, 2 parking spaces and storage room located in a gated community with swimming pool, gym and large garden areas. The property stands out for its contemporary design and high standard qualities. The master bedroom, of approximately 16 m², has a large built-in wardrobe with six doors fully lined, as well as an en-suite bathroom with double washbasin, walk-in shower and separate WC with window. Its top quality finishes include: □ Marazzi porcelain floors in large format and light grey colour. Designer open-plan kitchen (Atelier collection), fully equipped with electrical appliances and Silestone worktop with bar. Spacious and bright living room, south facing with direct access to a covered terrace of 40 m², ideal for enjoying the sun all day long. Aluval high-end carpentry, with double glazing for maximum thermal and acoustic efficiency. Bathrooms with integrated furniture, backlit mirrors and Tress brand taps. Only three homes per floor, guaranteeing privacy and exclusivity. Includes storage room and parking space in the price. ???? Unbeatable location: ✓ Just 7 minutes walk from the beach. ✓ 5 minutes drive to the centre of Estepona. ✓ 15 minutes from Puerto Banús. 40 minutes from Malaga Airport. Located in a quiet and exclusive area, with stunning sea views and surrounded by golf courses, this flat is ideal for those looking for quality of life, comfort and access to all services without depending on the car. Supermarkets, schools, restaurants, pharmacies and the new Estepona Hospital are just a few minutes away. \*Pictures and representative data Don't miss the opportunity to live in this privileged enclave, contact us for more information or to arrange a viewing! In compliance with the decree of the Junta de Andalucía 218-2005 of the 11th of October, we inform the clients that the notary, registry and I.T.P. costs are not included in the price. We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, as the case may be, based on the provisions of Decree 218/05 of 11 October, which regulates the Regulations on Consumer Information in the sale and rental of homes in Andalusia. We remind you that you do NOT have to pay any kind of management or property consultancy fees.

<b>Orientation</b> ✓ South	<b>Condition</b> ✓ Excellent	<b>Pool</b> ✓ Communal	<b>Climate Control</b> ✓ Air Conditioning	<b>Views</b> ✓ Sea	<b>Features</b> ✓ Lift ✓ Private Terrace
<b>Furniture</b> ✓ Not Furnished	<b>Garden</b> ✓ Private	<b>Parking</b> ✓ Garage			