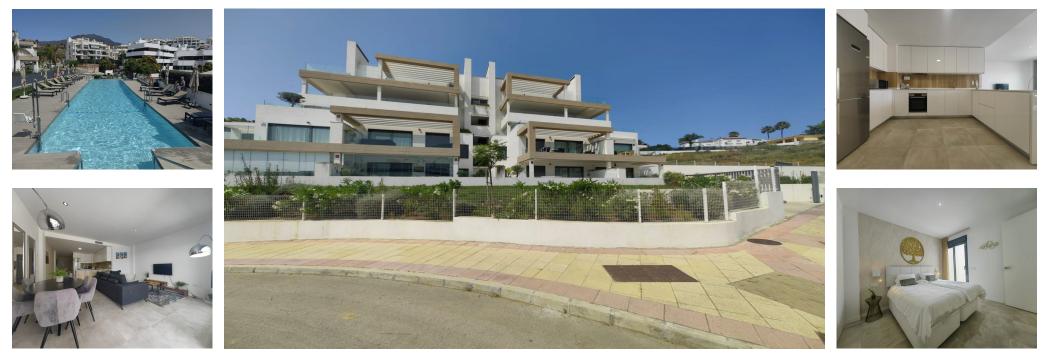


Sales - Apartment - Estepona 565.000€ www.arbatestates.com +34 606 84 36 45 +34 602 51 80 97 info@arbatestates.com



Ref.-ID: R5061067

Estepona

Community: 3,732 EUR / year

IBI: 742 EUR / year

Rubbish: 128 EUR / year



**150 m2** 

Apartment

Exclusive Listing – Elevated Ground Floor 3-Bedroom Apartment in South Sand III, Las Mesas Welcome to this elegant and contemporary 3-bedroom apartment in the sought-after South Sand III urbanisation, perfectly positioned, one of the most desirable streets in Las Mesas, Estepona. Situated on an elevated ground floor, this spacious apartment offers an ideal blend of modern comfort and Mediterranean charm. The layout features a welcoming entrance lobby that leads to an open-plan living, dining, and kitchen area. The fully fitted modern kitchen is equipped with top-quality appliances and connects seamlessly with a bright living space, opening onto a generous east-facing covered terrace with partial sea views, the perfect spot for relaxed mornings or al fresco dining. The apartment comprises three well-proportioned bedrooms, including a spacious master suite with a large ensuite bathroom featuring a walk-in shower and double vanity. The master bedroom also has direct access to the terrace. A separate corridor leads to the two guest bedrooms, both with built-in wardrobes and access to a second terrace, complete with an outdoor lounge and sunbeds—ideal for private sunbathing or evening relaxation. A stylish guest bathroom with an extra-large walk-in shower and a separate laundry room with washing machine and dryer add further convenience. Key Features: \* 3 Bedrooms | 2 Bathrooms (1 en-suite) \* Fully equipped open-plan kitchen \* 2 spacious terraces with outdoor living areas \* Partial sea views \* Separate laundry room \* Contemporary design and high-end finishes \* 25 m<sup>2</sup> private storeroom \* Two large underground parking spaces Urbanisation Highlights: \* State-of-the-art gym \* Spa with jacuzzi, sauna, and massage shower \* Outdoor communal kitchen and entertainment area \* Beautiful swimming pool, children's pool, and solarium Just a few minutes' walk from supermarkets, restaurants, bars, the Las Mesas Gym and Paddle Club, and the bustling Estepona Marina, this apartment is ideally located for both year-round living and

Setting Town Close To Port Close To Shops Close To Sea Close To Town Close To Schools Close To Marina Urbanisation	Orientation East	Condition Excellent	Pool Communal Children`s Pool	Climate Control Air Conditioning Hot A/C Cold A/C	Views Sea Mountain Urban Street
FeaturesCovered TerraceLiftFitted WardrobesPrivate TransportPrivate TerraceGymSaunaGames RoomStorage RoomUtility RoomUtility RoomEnsuite BathroomAccess for people with reducedmobilityJacuzziBarbequeDouble GlazingDomoticsFiber Optic	Furniture Fully Furnished	Kitchen Fully Fitted	Garden Communal Landscaped Easy Maintenance	Security Gated Complex Electric Blinds Entry Phone Alarm System	Parking Underground More Than One Private
Utilities Electricity Drinkable Water	Category Golf Holiday Homes Investment Luxury Resale				

Contemporary