

**Sales - Apartment - Estepona**  
**380.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R5198866**

**Estepona**

**Apartment**

**Community: 1,884 EUR / year**

**IBI: 650 EUR / year**

**Rubbish: 135 EUR / year**



**2**



**2**



**148 m2**

Estepona – New Golden Mile Discover a unique opportunity to own a bright, spacious, and modern apartment with a large private terrace offering stunning mountain views. This stylish property is in excellent condition. Upon entering, you’ll immediately appreciate the sense of space created by the open-plan layout, featuring a contemporary American-style kitchen and a generous living area that seamlessly connects to the expansive terrace — the perfect place to enjoy the Costa del Sol’s wonderful climate. The terrace is set on two levels: the lower level features a private jacuzzi, ideal for relaxing in privacy. Both bedrooms have direct access to the terrace, filling the rooms with natural light. The guest bedroom includes fitted wardrobes, while the primary suite boasts a walk-in wardrobe and a spacious ensuite bathroom with double sinks and a bathtub. There is also a modern guest bathroom with a walk-in shower. The property includes two private parking spaces and a storage room. Built in 2016, Ocean Hills offers excellent communal facilities, including two swimming pools (one for children), a gym, and underground parking. The location is ideal — just 5 minutes from Atlas International School, 3 minutes from La Resina Golf Course, and less than 10 minutes from the beach and local supermarkets. Estepona town centre and Puerto Banús are only a 12–15 minute drive away. Additional features: Electric blinds Electric awnings 2 parking spaces Storage room

|                                                                                                                                                                                                                                                                                                        |                                                                                                |                                                                               |                                                                                                  |                                                                                                                                |                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <b>Setting</b> <ul style="list-style-type: none"><li>✔ Close To Town</li><li>✔ Close To Schools</li></ul>                                                                                                                                                                                              | <b>Orientation</b> <ul style="list-style-type: none"><li>✔ South West</li><li>✔ West</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><li>✔ Children`s Pool</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✔ Air Conditioning</li><li>✔ Hot A/C</li><li>✔ Cold A/C</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✔ Mountain</li><li>✔ Panoramic</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>✔ WiFi</li><li>✔ Gym</li><li>✔ Storage Room</li><li>✔ Utility Room</li><li>✔ Ensuite Bathroom</li><li>✔ Jacuzzi</li><li>✔ Double Glazing</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✔ Part 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>✔ Electric Blinds</li></ul>                      | <b>Parking</b> <ul style="list-style-type: none"><li>✔ Underground</li><li>✔ More Than One</li></ul> |
| <b>Utilities</b> <ul style="list-style-type: none"><li>✔ Electricity</li><li>✔ Drinkable Water</li></ul>                                                                                                                                                                                               | <b>Category</b> <ul style="list-style-type: none"><li>✔ Investment</li><li>✔ Resale</li></ul>  |                                                                               |                                                                                                  |                                                                                                                                |                                                                                                      |