

**Sales - Apartment - Estepona**  
**485.000€**

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



**Ref.-ID: R5288152**

**Estepona**

**Apartment**

**Community: 1,908 EUR / year**

**IBI: 607 EUR / year**

**Rubbish: 133 EUR / year**



**3**



**2**



**217 m2**

New Listing | 3-Bedroom Middle-Floor Apartment in Las Olas, La Gaspara, Estepona We are pleased to present this exceptional middle-floor apartment located in the sought-after Las Olas urbanisation in La Gaspara, Estepona. Spacious, light-filled, and impeccably maintained, this home combines comfort, privacy, and uninterrupted open views. The apartment offers three generously sized bedrooms and two bathrooms, including a master suite with en-suite bathroom. Designed for practical modern living, the property also benefits from a separate laundry room equipped with a washing machine, dryer, and ample built-in storage. A standout feature is the large south-facing terrace, partially covered and ideal for both relaxation and entertaining. From here, you can enjoy open views across the International Football Training Grounds and the municipal park. Thanks to protected green zones directly in front of the property and to the west, these views – and your privacy – are permanently safeguarded. Key Features: Two private underground parking spaces Two spacious storage rooms Modern fitted kitchen with integrated appliances High-quality finishes throughout Double glazing Energy-efficient construction Las Olas is a secure, gated community featuring beautifully landscaped gardens and a large communal swimming pool. The location is ideal, just minutes from the beach, Estepona town centre, and the new International Hospital of Estepona. Golf enthusiasts will also appreciate the proximity to some of the Costa del Sol’s finest courses, including Valle Romano Golf, Azata Golf, and Estepona Golf, all within a short drive. Whether you are looking for a permanent residence, an elegant holiday home, or a solid investment opportunity, this property represents excellent value in a prime location. Contact us today to arrange a private viewing or to receive further information.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li><li>✓ Close To Marina</li><li>✓ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</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></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Pre Installed A/C</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>✓ Garden</li><li>✓ Pool</li><li>✓ Street</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Storage Room</li><li>✓ Ensuite Bathroom</li><li>✓ Fiber Optic</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully 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><li>✓ Entry Phone</li><li>✓ Alarm System</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Garage</li><li>✓ Street</li></ul>
<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Contemporary</li></ul>				