



Sales - Apartment - Estepona
769.000€

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



Ref.-ID: R5356903

Estepona

Apartment

Community: 2,400 EUR / year

IBI: 686 EUR / year

Rubbish: 120 EUR / year



3



2



124 m2

Exceptional 3-Bedroom Apartment | Las Mesas, Estepona Located in one of the most sought-after areas of Estepona – Las Mesas – this apartment offers everything a discerning buyer expects: space, privacy, high-quality finishes, and strong investment potential. An additional standout feature is the panoramic view over the park, the city, and the sea, giving the property a truly unique character. Properties of this kind rarely come onto the market. This is an opportunity for those seeking something beyond the standard offering.

Space and Natural Light The apartment has been designed with everyday comfort in mind. The spacious living area, filled with natural light through large floor-to-ceiling windows, seamlessly connects to an impressive terrace, extending the living space outdoors while allowing full enjoyment of the open panoramic views of greenery, the city, and the Mediterranean Sea. The terrace is one of the key highlights — large, private, and ideal for relaxation and social gatherings in true Costa del Sol style. Well-designed layout: – 3 comfortable bedrooms – 2 bathrooms, both with showers (one upgraded from a bathtub) – bright, open-plan living area – functional kitchen with dining space

Quality and Finishes The property has been carefully upgraded and furnished by the owner with attention to detail and aesthetic consistency: – modern lighting system throughout the apartment, particularly in the living area – upgraded guest bathroom – elegant finishes and thoughtfully selected furnishings

The apartment is sold fully furnished and equipped, allowing immediate use or rental.

Privacy and Exclusivity This is one of the most unique units within the development: – only 2 apartments of this layout in the entire complex – just one neighbour on the same floor – spacious and quiet entrance area

Additionally: – 2 parking spaces – private storage room

Location – Las Mesas, Estepona A modern and rapidly developing area of Estepona, considered one of the most promising locations on the Costa del Sol. Within walking distance: – marina and port – beach – town centre and old town – sports club and padel courts – restaurants, services, and schools

A location that perfectly combines lifestyle and investment value.

Investment Potential – active tourist rental license – currently operated as a short-term rental (booking calendar available) – possibility to take over an established rental business

An ideal solution for investors looking for a turnkey, income-generating property.

Additional Information – IBI: approx. €685/year – 2 parking spaces and storage room included – access to communal areas: swimming pool, gym – full documentation available

Price: €769,000

This property is ideal for buyers who value privacy, quality, and well-considered investments. Please contact me for full details and a private presentation.

Setting

- ✓ Town
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Paddle Tennis
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ Basement

Utilities

- ✓ Electricity
- ✓ Drinkable Water

Orientation

- ✓ North
- ✓ North East
- ✓ East

Furniture

- ✓ Fully Furnished

Category

- ✓ Investment
- ✓ Resale
- ✓ Contemporary

Condition

- ✓ Excellent
- ✓ New Construction

Kitchen

- ✓ Fully Fitted

Pool

- ✓ Communal

Garden

- ✓ Communal

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

Security

- ✓ Gated Complex
- ✓ Entry Phone

Views

- ✓ Sea
- ✓ Mountain
- ✓ Port
- ✓ Panoramic
- ✓ Garden
- ✓ Urban
- ✓ Street

Parking

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private