



Sales - Apartment - Estepona  
**400.000€**

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**Ref.-ID: R5400031**

**Estepona**

**Apartment**

**Community: 2,196 EUR / year**

**IBI: 598 EUR / year**

**Rubbish: 133 EUR / year**



**2**



**2**



**92 m2**

FOR SALE: Stunning Ground Floor Apartment with Sea Views - Estepona, Costa del Sol Be captivated by the Andalusian lifestyle in this magnificent 92 m<sup>2</sup> ground floor apartment, ideally located in an exclusive and secure gated community in Estepona. Offering high-end amenities and sold fully furnished, this property is a turnkey opportunity. In excellent condition, this apartment has been designed for comfort and refinement. Beautiful marble floors run throughout, enhanced by abundant natural light. The apartment features a modern home automation system, as well as electric blinds and a safe for your peace of mind. Two beautiful bedrooms with built-in wardrobes, including a master suite with its own en-suite bathroom. The property boasts a total of two contemporary bathrooms. A fully fitted and equipped independent kitchen with high-quality appliances. A fully controlled, reversible air conditioning system (heating/cooling) ensures perfect comfort in all seasons. The highlight of this apartment is its spacious, private, covered terrace of 28 m<sup>2</sup>. Facing southwest/west, it guarantees maximum afternoon sunshine and magnificent sunsets. From your living room or terrace, enjoy unobstructed views of the sea, the swimming pool, and the residence's beautiful tropical gardens. Large communal swimming pool and stunning landscaped gardens. Private paddle tennis court within the complex. Fully accessible for people with reduced mobility (ramps, elevator). State-of-the-art technology: Fiber optic internet and satellite TV already installed.

<b>Setting</b> <ul style="list-style-type: none"> <li>✓ Close To Sea</li> <li>✓ Urbanisation</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> </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>✓ Sea</li> <li>✓ Garden</li> <li>✓ Pool</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>✓ Satellite TV</li> <li>✓ WiFi</li> <li>✓ Paddle Tennis</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Access for people with reduced mobility</li> <li>✓ Marble Flooring</li> <li>✓ Domotics</li> <li>✓ Near Church</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>✓ Alarm System</li> <li>✓ Safe</li> </ul>	<b>Parking</b> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Private</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>✓ Resale</li> </ul>				