EK
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**Sales - Apartment - Estepona**

**1.175.000€**

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











**Ref.-ID: R5478205**

**Estepona**

**Apartment**

**Community: 540 EUR / year**

**IBI: 782 EUR / year**

**2**

**2.5**

**166 m2**

Apartment Australy is a newly built luxury duplex apartment for sale in Estepona, offering 166 m² of total space, including 37 m² of south-facing terraces, two en-suite bedrooms, two bathrooms and an additional guest toilet, with open views towards the Mediterranean Sea and the surrounding mountains. Completed in 2026, the property combines contemporary architecture with interiors featuring furnishings by Armani Casa, Eric Kuster and Eichholtz. A private garage and storage room are also included, while residents have access to the facilities of the Australy Libella community, including a social club, fully equipped gym, sauna and heated swimming pool. The interior layout has been designed to make effective use of natural light and create a direct connection between the main living areas and the terraces. Thanks to its southern orientation, the apartment receives sunlight throughout much of the day, while the 37 m² of open terraces extend the living space outdoors and provide ample room for dining, relaxing or entertaining. Views towards both the sea and mountains add another dimension to the outdoor areas and can also be appreciated from the principal spaces inside the property. Both bedrooms feature private bathrooms, providing a comfortable degree of privacy for owners and guests. A separate guest toilet is conveniently positioned for visitors without requiring access to the bedroom areas. Generous proportions, carefully selected finishes and furniture from internationally recognised design names such as Armani Casa, Eric Kuster and Eichholtz give the interiors a cohesive contemporary character while maintaining the functionality required for everyday living. Australy Libella has been planned to offer more than private residential accommodation. The community's social club creates additional space for residents to exercise, relax and spend time outside their homes. A fully equipped gym supports year-round fitness, while the sauna and heated swimming pool provide further wellness facilities regardless of the season. Modern security systems contribute to a secure residential environment, and the apartment's private garage and dedicated storage space are particularly useful for both permanent residents and owners using the property as a second home. Another advantage is the balance between a residential setting and convenient access to the coastline and everyday amenities. Local shops and beaches are approximately five minutes away by car. Playa del Cristo is one of the best-known nearby beaches, particularly popular with families because of its sheltered cove and calmer waters. La Rada Beach offers a much longer stretch of coastline and easy access to beach bars, restaurants and other services, making it suitable for everything from morning walks to full days by the sea. Sport is also an important part of the lifestyle available in the surrounding area. Golfers can reach Estepona Golf Club, an 18-hole course with views towards the coastline and Sierra Bermeja. The Felipe VI Sports Centre provides additional facilities for activities including swimming, tennis and fitness. Combined with the private gym, heated pool and sauna available within Australy Libella, these options make Apartment Australy particularly relevant for buyers who value convenient access to exercise and wellness facilities. Dining and social life are equally accessible. La Casa del Rey is a recognised choice for tapas and wine, while Bistro del Mar at the marina provides a seafood-focused option close to the waterfront. Estepona Marina adds a varied selection of restaurants, cafés and leisure activities and regularly serves as a meeting point for residents and visitors. The historic centre provides another distinct atmosphere, with pedestrian streets, local shops, restaurants and traditional squares contributing to everyday life beyond the residential development. For families considering the apartment as a permanent residence, educational options include San José School and Colegio Público Ramón Lago. Everyday shopping is available through local supermarkets, stores and markets, while those looking for a larger retail destination can reach Centro Comercial La Cañada by car. This combination makes it possible to handle most daily requirements within a practical driving distance of the property. Road connectivity is provided by the AP-7, giving convenient access along the Costa del Sol and towards surrounding destinations. Regional bus services connect Estepona with locations including Málaga and Algeciras, and local bus routes operate across different parts of the town. Public transport therefore provides useful alternatives for certain journeys, although a private car remains the most convenient option for regular access to beaches, golf courses, schools and neighbouring residential areas. Apartment Australy forms part of a new generation of residential development focused on contemporary design, sustainable materials and more efficient construction. Its combination of 166 m² of total space, 37 m² of terraces, two en-suite bedrooms, south-facing orientation and sea and mountain views creates a well-balanced home, while the communal wellness facilities add value beyond the apartment itself. Apartment Australy is an attractive choice for buyers looking for a newly built luxury apartment for sale in Estepona with modern interiors, generous outdoor space and access to a heated swimming pool, gym and sauna. Its proximity to beaches, golf, schools, restaurants, shopping and transport connections makes it suitable both as a permanent residence and as a high-quality second home, with a layout and range of amenities designed for comfortable year-round use.

**Setting**
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition
- ✔ New Construction

**Pool**
- ✔ Communal Pool
- ✔ Heated Pool

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Gym
- ✔ Sauna
- ✔ Ensuite Bathroom

**Furniture**
- ✔ Fully Furnished
- ✔ Part Furnished

**Kitchen**
- ✔ Kitchen-Lounge

**Garden**
- ✔ Communal Garden

**Parking**
- ✔ Private Parking

**Category**
- ✔ Luxury