EK
ARBAT ESTATES

Sales - Apartment - Estepona

675.000€

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Ref.-ID: R5479933 **Estepona** **Apartment**

Community: 4,032 EUR / year **IBI: 769 EUR / year** **Rubbish: 152 EUR / year** **3** **2** **118 m2**

Situated in the sought-after area of Las Mesas, just outside the centre of Estepona, this spacious luxury apartment offers the perfect combination of peace, privacy and convenience. Surrounded by beautifully maintained gardens, yet within easy walking distance of the beach, marina and town centre, the property is ideally located for enjoying the best of the Costa del Sol. The apartment features a generous living and dining area opening onto an impressive 40 m² covered front terrace with partial sea views, creating an exceptional space for outdoor dining, relaxing and entertaining throughout the year. The fully equipped kitchen benefits from a separate adjoining utility room. The accommodation comprises a spacious en-suite master bedroom with walk-in wardrobe, together with two additional bedrooms sharing a modern shower room, making the property ideal as a permanent residence, holiday home or investment. At the rear of the apartment, a private 16 m² patio provides an additional outdoor space and a quiet retreat. Further features include hot and cold air conditioning, high-speed internet, an underground parking space and a private storage room. The secure residential complex is extremely well maintained, with video surveillance, lush Mediterranean gardens and a beautiful communal swimming pool. Residents also have access to a heated indoor swimming pool and gym, located approximately 400 metres from the apartment. The location is particularly convenient: Estepona port and the beach are around a 15-minute walk away, while several large supermarkets can be reached within approximately 10 minutes on foot. An exceptional opportunity to acquire a spacious and well-appointed property with a holiday-rental licence, in one of Estepona's most desirable residential areas. The property combines partial sea views, generous outdoor space, excellent communal facilities and a prime location close to all amenities. Transaction subject to Property Transfer Tax (7%).

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

Orientation
- ✔ East Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

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

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone

Parking
- ✔ Underground Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary