EK
ARBAT ESTATES

Sales - Apartment - Estepona

440.000€

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







Ref.-ID: R5488003 **Estepona** **Apartment**

Community: 2,856 EUR / year **Rubbish: 800 EUR / year** **2** **2** **99 m2** **140 m2**

This ground floor apartment is situated in Benatalaya, Estepona East, within a gated golf-front community that offers a combination of privacy, natural light and open views. Its southeast orientation, private terrace and partial sea, mountain and garden views create a refined setting, while the proximity to amenities, transport, golf and town services adds everyday convenience. The interior comprises 140 m² built with a well-planned distribution that includes two bedrooms and two bathrooms, one of them en suite. The residence features a living room, dining room, utility room and a fully fitted kitchen, and is presented fully furnished. Finishes and fittings include marble floors, fitted wardrobes, a fireplace, individual air-conditioning units, electric blinds, double glazing and underfloor heating in the bathrooms, contributing to a comfortable and practical standard of living. The property extends to a 43 m² terrace, incorporating both covered and open areas, together with a balcony and barbecue zone for outdoor use. Set within a communal development with mature gardens, a heated pool, gym, sauna and jacuzzi, it also benefits from lift access, a security entrance, 24-hour security service and surveillance cameras. A communal garage and one parking space further enhance convenience, while nearby schools, a children’s playground and local amenities support an attractive residential environment.

Setting
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South East Orientation

Pool
- ✔ Communal Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace
- ✔ U/F/H Bathrooms

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

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Gym
- ✔ Sauna
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ 24 Hour Security

Parking
- ✔ Communal Parking

Category
- ✔ Golf
- ✔ Luxury