EK
ARBAT ESTATES

Sales - Apartment - Estepona

510.000€

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











Ref.-ID: R5527525

Estepona

Apartment

Community: 4,176 EUR / year

2 **2** **98 m2** **121 m2**

Welcome to Mirador del Golf (Estepona) Set within an exclusive, modern development of just 54 apartments, this Ground-Floor home delivers the ultimate setting for anyone wishing to enjoy a serene country atmosphere right on the doorstep of the Mediterranean coastline. As you enter this 2 bedroom, 2 bathroom corner apartment, you are greeted with a bright, contemporary layout. Immediately to your left is a discrete utility room housing the washing machine and boiler., together with extra storage space. Moving through to the heart of the home, you'll find a sleek, modern open-plan kitchen fully fitted with high-end Siemens appliances—including a dishwasher, oven, microwave, and fridge-freezer—alongside ample storage space. The kitchen flows effortlessly into a spacious living and dining area, flooded with natural light thanks to its South, East & West orientation, ensuring all-day sunshine. The living area is spacious and has direct access on to the private terrace and garden area, offering beautiful mountain & countryside and partial sea views. Being a corner property, you have the added luxury of spacious wraparound garden offering complete privacy together with expansive terraces that service both the living area and master suite. The master bedroom is light bright and airy with the benefit of ensuite contemporary styled shower room with double sink. The 2nd bedrooms feature twin-beds with a striking backdrop view of the surrounding mountains. A further Family Bathroom, contemporary in design comes complete with both a bath and shower. Beyond your private garden, the community and surrounding area offer incredible lifestyle facilities such as: A large communal infinity swimming pool with sea and countryside vistas, sunbathing lawns, expansive seating areas, outdoor showers, and indoor restrooms/shower facilities. A relaxing tranquil environment in a peaceful setting. A fully equipped gym featuring cardio equipment, weights, and plenty of space for yoga and stretching is available for the exclusive use of the residents. The location of the apartment is within a few minutes proximity to the prestigious Estepona Golf Course and Alcazaba Lagoon Resort, boasting a breathtaking turquoise crystal lagoon, an on-site restaurant, and non-motorized water sports. Practical extras including an underground garage space, a private storeroom, air conditioning, and an integrated alarm system. Located just a 2-minute drive down to the coastline and beach and within a short drive to Estepona Port and the town center, this property is the ultimate primary residence, holiday home, or rental investment. (has a current tourist license for short and long term rentals) VIDEO AVAILABLE ON REQUEST

Setting
- ✔ Country
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Forest
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ East Facing
- ✔ South Facing
- ✔ South West Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition
- ✔ New Construction

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Gym
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Private Parking

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