EK
ARBAT ESTATES

Sales - Apartment - Estepona

1.190.000€

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Ref.-ID: R5534590 **Estepona** **Apartment**

Community: 6,468 EUR / year **IBI: 700 EUR / year** **Rubbish: 150 EUR / year** **2** **2** **117 m2**

Discover a truly special property in one of Estepona’s most prestigious and well-established beachfront developments. This spectacular two-bedroom penthouse offers an exceptional combination of privacy, comfort, views of the Mediterranean and access to a unique residential setting, where tropical gardens, the beach and an extraordinary range of facilities create a genuine resort-style lifestyle all year round. The property has been designed to make the most of natural light and its prime location, with magnificent sea views and interior spaces designed to provide comfort and well-being. It features two bedrooms, bright and airy living spaces, and a well-thought-out layout that makes it ideal for use as either a permanent home or a second home by the sea. Key features include underfloor heating in the bathrooms – a feature that adds extra comfort during the cooler months – as well as a garage space and a storage room, providing the space and convenience expected of a property of this calibre. But one of the great assets of this property is, without a doubt, its location within Alcazaba Beach, an exclusive beachfront residential development situated between Estepona and Puerto Banús and surrounded by approximately 75,000 m² of spectacular tropical gardens and green spaces. The development was designed by the renowned architect Melvin Villarroel, and its gardens have received significant accolades for their design and scenic value. The development offers a true Mediterranean lifestyle, with direct access to the promenade and the beach, allowing residents to enjoy the sea practically on their doorstep. Its extensive landscaped areas, footpaths, exotic vegetation and open spaces provide an extraordinary sense of tranquillity and privacy. Residents enjoy an impressive array of communal facilities, including seven swimming pools – several of which are child-friendly – and a heated pool, as well as tennis and padel courts, a football pitch, a gym, a sauna and a children’s play area. The experience is rounded off by a beachfront restaurant and bar, where you can enjoy breakfast, lunch or a drink in a stunning setting during the opening season. The development also features 24-hour security, controlled access and its own management services, offering peace of mind and convenience for both residents and those who use the property as a second home. The location is another of its major attractions. Alcazaba Beach is situated on Estepona’s New Golden Mile, with easy access both to the centre of Estepona and to Marbella, Puerto Banús and the main amenities of the Costa del Sol. Furthermore, its proximity to golf courses, restaurants, shops and all manner of amenities makes this property an excellent choice for those seeking to combine the sea, nature, sport and comfort. Living in this penthouse means much more than simply buying a home: it means enjoying a privileged lifestyle overlooking the Mediterranean, surrounded by tropical gardens, swimming pools, sports facilities and all the amenities needed to enjoy Estepona all year round. An exceptional property for those seeking a penthouse with sea views, access to the beach and one of the most comprehensive residential communities on the Costa del Sol.

Setting
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation
- ✔ Front Line Beach Complex

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

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

Views
- ✔ Sea Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Private Terrace
- ✔ Gym
- ✔ Storage Room
- ✔ Bar
- ✔ 24 Hour Reception
- ✔ Restaurant On Site

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

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

Parking
- ✔ Underground Parking

Category
- ✔ Beachfront
- ✔ Luxury