

Продажа - Апартамент - Estepona
1.460.000€

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



Ref.-ID: R5473432

Estepona

Апартамент

Коммунальные: 3,360 EUR / год

ИБИ: 820 EUR / год

Мусор: 100 EUR / год



3



2



130 m2

Exceptional 3-Bedroom Apartment in El Presidente, Estepona An exceptional, fully renovated 3-bedroom apartment in the prestigious El Presidente community, combining contemporary luxury, outstanding build quality and the relaxed Mediterranean lifestyle. This is a property where “fully renovated” means much more than a cosmetic refurbishment. The renovation was carried out by an experienced professional team from Lithuania, with exceptional attention paid not only to the finishes you can see, but also to the engineering and technical details hidden behind the walls. The apartment features completely new electrical and plumbing installations, a whole-home water filtration system, new windows, underfloor heating throughout and a new Airzone climate-control system, allowing individual temperature control in different areas of the property. The spacious open-plan living area combines the lounge, dining space and a beautifully designed contemporary kitchen. The kitchen is fully equipped with premium Miele appliances, including integrated appliances throughout, as well as a dedicated wine fridge. The interior has been carefully curated with natural oak flooring, Italian furniture, bespoke joinery, custom-made elements and sophisticated architectural lighting. One of the most distinctive features is the bespoke sculptural TV wall, inspired by the natural forms of the sand dunes of Tarifa – a unique design element created specifically for this home. The property offers 3 spacious bedrooms, 2 beautifully finished bathrooms and 2 terraces. Even the smallest details have been considered: the bathrooms feature heated walls designed to help towels dry quickly, adding another level of everyday comfort. Being a corner apartment, the property benefits from additional privacy and natural light. Despite its convenient location, there is no road noise, creating a surprisingly peaceful atmosphere overlooking the mature greenery of the community. El Presidente is one of the most established and beautifully maintained residential communities in the area, known for its lush tropical gardens and resort-like atmosphere. Residents enjoy 5 swimming pools, including a heated pool, tennis and padel courts, and 24/7 security. The beach is within walking distance, while Puerto Banús, Marbella and Estepona are only a short drive away. This is not simply an apartment that has been made to look good for photographs. The investment has gone into the quality you see and, equally importantly, into the quality you don’t see – the infrastructure, materials, engineering and craftsmanship behind the finished interior. A genuine turn-key luxury home on the Costa del Sol, ready for its new owner.

Расположение

- ✓ Первая линия пляжа
- ✓ На побережье
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Урбанизация

ОРИЕНТАЦИЯ

- ✓ Юг

Состояние

- ✓ Отличное
- ✓ Недавно отремонтированная

бассейн

- ✓ Общий
- ✓ С подогревом

Климат-контроль

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Центральное отопление
- ✓ Полы с подогревом
- ✓ Полы с подогревом в ванной

ВИД

- ✓ Сад
- ✓ Бассейн
- ✓ Лес

Особенности

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Падлл теннис
- ✓ Теннисный корт
- ✓ Деревянные полы
- ✓ Ресторан на территории

Мебель

- ✓ Полностью меблированный

Кухня

- ✓ Полностью оборудованная

Сад

- ✓ Общественный

меры безопасности

- ✓ Огражденный комплекс
- ✓ Сигнализация
- ✓ Охрана 24 часа

Коммунальные услуги

- ✓ Питьевая вода

Категория

- ✓ Первая линия пляжа
- ✓ Гольф
- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Элитная