



## Ground Floor Apartment for sale in Estepona, Estepona

444,900 €

Reference: R5070742 Bedrooms: 1 Bathrooms: 1 Build Size: 115m<sup>2</sup> Terrace: 36m<sup>2</sup>





## Costa del Sol, Estepona

Live the Luxury Beachfront Life on the New Golden Mile Imagine waking up every morning to the sound of the waves and the Mediterranean Sea at your feet. This isn't just a fantasy; it can be your daily reality in one of the most exclusive communities on the New Golden Mile. This stunning, as-new apartment offers a resort-style living experience with every amenity you could desire: **Luxury Community:** Enjoy a resort-like environment with high-level services and 24-hour security. **Spacious and Bright Interiors:** With 114 m<sup>2</sup> indoors and a generous 36 m<sup>2</sup> terrace (as per deed), you'll have ample space to relax and entertain. **Direct Beach Access:** Step out of your home and onto the sand instantly, with direct access to the promenade and the beach. **First-Class Facilities:** Take a dip in the pools (one indoor heated and two outdoor), unwind in the spa with a Turkish bath, stay fit in the gym, or play a game of paddle tennis. All surrounded by immaculate tropical gardens. **Your Ideal Home:** Sophistication and Comfort Designed for singles or couples, this apartment features an en-suite bedroom with a hydromassage bathtub for your ultimate relaxation. Additionally, it boasts a guest bathroom and an independent kitchen with a laundry area and a convenient serving hatch leading to the spacious living-dining room. Both the bedroom and the living room open onto a large, south-facing covered terrace. Equipped with Lumon glass curtains and recessed lighting, it's the perfect space to enjoy year-round and share unforgettable moments with friends. For your convenience, a spacious garage parking spot is included in the price, with direct elevator access to the property. **Privileged Location:** Everything at Your Fingertips You'll be just a few steps away from some of the best chiringuitos (beach bars) in the area, luxury establishments like Kempinski or La Laguna, and the vibrant Beso Beach. For your daily errands, supermarkets like Carrefour and Aldi are just a few minutes away. The location is unbeatable: with direct access to the beach and the promenade, and easy access to the national highway. This means you'll be in Estepona in 5 minutes, Marbella in 30 minutes, and just 1 hour from Malaga Airport. In summary, if you're looking for a cheerful, secure, and high-standard Andalusian life, this property is "The Place to be." - The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses- DGC.



## Features:

### Features

Marble Flooring

Wood Flooring

Access for people with reduced mobility

### Pool

Communal

### Energy Rating

E

### Climate Control

Central Heating

### Furniture

Part Furnished

### CO2 Emission Rating

E

### Condition

Good

### Kitchen

Fully Fitted