



## Middle Floor Apartment for sale in Estepona, Estepona

260,000 €

Reference: R5234089   Bedrooms: 2   Bathrooms: 2   Build Size: 100m<sup>2</sup>   Terrace: 25m<sup>2</sup>





## Costa del Sol, Estepona

**Spacious & Serene 2-Bed Apartment in the Exclusive Parque Botánico Resort – Panoramic Views & Resort-Style Living**

This attractive and spacious 2-bedroom, 2-bathroom apartment is set within the highly sought-after Parque Botánico Resort, offering a peaceful retreat surrounded by nature, yet only minutes from the vibrant Costa del Sol lifestyle. Step inside to discover a bright living area with a cosy fireplace and direct access to a generous 25 m<sup>2</sup> southwest-facing terrace that showcases panoramic views of the lush gardens, mountains, and even a charming wooden bridge. The independent fully equipped kitchen offers terrace access and has the potential to be easily converted into an open-plan layout to suit modern tastes. The property includes two spacious bedrooms, one of which is en suite, and comes equipped with built-in wardrobes, electrical window shutters, and hot/cold air conditioning for year-round comfort. It is sold with a private underground parking space and storage room, with additional free parking available within the community. This apartment is ideal for those seeking privacy, natural surroundings, and a strong sense of community.

**Exclusive Resort-Style Amenities** Parque Botánico is a gated resort with 24-hour security, offering residents access to: 5 outdoor swimming pools, including a large family-friendly pool complex with a Spanish-style bar/restaurant just a 1-minute walk away. A 25m indoor heated pool, fully equipped gym, Jacuzzi, sauna, and steam room. Children's play areas, 4 tennis courts, 2 basketball courts, indoor squash courts, and Padel courts. Tropical landscaped gardens, eucalyptus trees, and peaceful green zones filled with birdsong. An on-site restaurant and bar serving local and international cuisine. This family-friendly, multicultural community offers everything needed for a relaxing holiday or permanent residence on the Costa del Sol.

**Prime Location & Connectivity** Only 7 minutes by car to the beach, Mercadona supermarket, and Cancelada's public schools. 10 minutes to Estepona, 15 minutes to Puerto Banús, and 20 minutes to Marbella. Surrounded by 5-star golf courses, Selwo Aventura Animal Kingdom, and excellent medical and educational facilities: Private Hospital Hospiten: 4 km. Public School Cancelada: 5 km. Private International School Estepona: 9 km. Gibraltar Airport: 58 km | Málaga Airport: 77 km. Don't miss out on this fantastic opportunity to own a well-appointed home in one of the Costa del Sol's most complete resort communities. Contact us today to arrange a viewing.



## Features:

Features	Orientation	Climate Control
Covered Terrace	North	Air Conditioning
Lift	East	Pre Installed A/C
Near Transport	South	Cold A/C
Private Terrace	South East	Hot A/C
Satellite TV		Fireplace
Storage Room		Central Heating
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
24 Hour Reception		
Fitted Wardrobes		
WiFi		
Gym		
Sauna		
Games Room		
Paddle Tennis		
Tennis Court		
Utility Room		
Jacuzzi		
Bar		
Barbeque		
Restaurant On Site		
Near Mosque		
Near Church		
Basement		
Fiber Optic		
Access for people with reduced mobility		
Views	Setting	Condition
Mountain	Commercial Area	Good
Panoramic	Beachside	Excellent
Country	Close To Port	Recently Refurbished
Garden	Urbanisation	Recently Renovated
Pool	Close To Sea	
Courtyard	Close To Shops	
Lake	Close To Town	
Urban	Close To Schools	
Forest	Town	
	Country	
	Port	
	Village	
	Close To Forest	
	Marina	
	Close To Marina	



<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
Heated	Part Furnished	
Indoor	Optional	
Room for Pool		
Private		
Children's Pool		
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
Landscaped	24 Hour Security	Garage
Easy Maintenance	Alarm System	Private
	Electric Blinds	Covered
		Open
		Street
		Communal
		More Than One
<b>Utilities</b>	<b>Category</b>	
Electricity	Reduced	
Drinkable Water	Holiday Homes	
Telephone	Investment	
	Bargain	
	Cheap	
	Golf	
	Luxury	
	Resale	
	Contemporary	