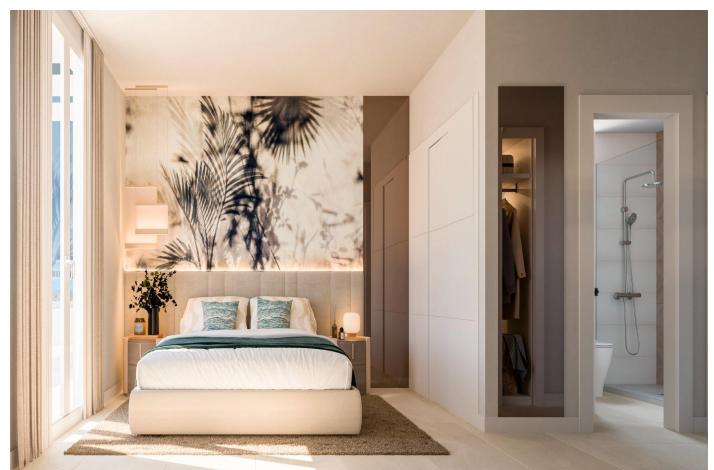
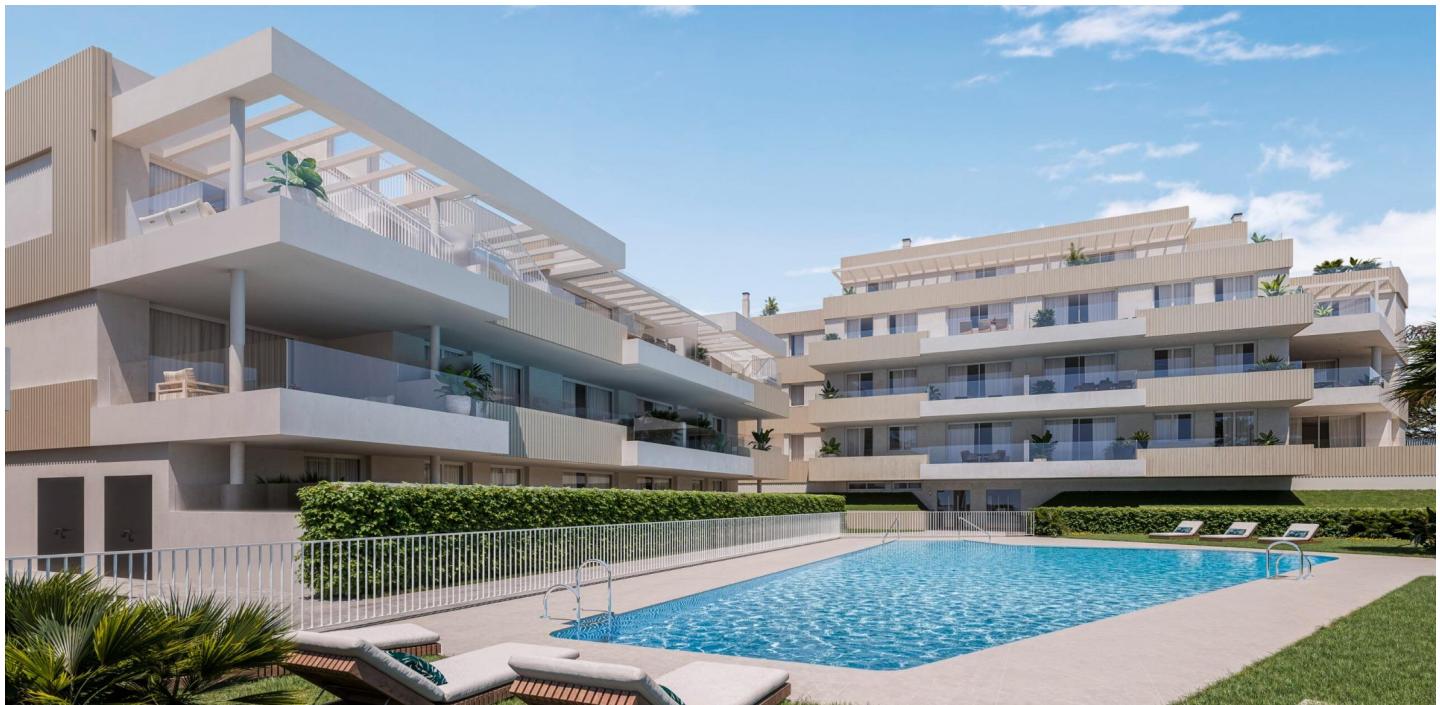




## Ground Floor Apartment for sale in Estepona, Estepona

**499,000 €**

Reference: N8761   Bedrooms: 2   Bathrooms: 2   Plot Size: 66m<sup>2</sup>   Build Size: 95m<sup>2</sup>   Terrace: 27m<sup>2</sup>





## Costa del Sol, Estepona

New Residential Development in Estepona – Modern Apartments in a Prime Location Exclusive New Build Apartments in Estepona Discover this new residential complex in Estepona, featuring 40 modern apartments and penthouses with 1, 2, and 3-bedroom layouts. Designed for maximum comfort and functionality, each home includes a garage and storage room, ensuring ample space for residents. This gated community offers privacy and security, elevating the standard of living with high-end amenities. Thoughtfully designed terraces provide a seamless connection between the spacious interiors and outdoor areas, allowing you to enjoy the Mediterranean lifestyle to the fullest. Premium Amenities for a Relaxed and Active Lifestyle The development is designed to enhance your quality of life, featuring: Swimming pool to enjoy refreshing moments under the sun Landscaped gardens that create a peaceful environment Multipurpose lounge for social gatherings and events Fully equipped gym to maintain an active and healthy lifestyle Prime Location in Estepona Located in the expanding area of Teatro Auditorio Felipe VI, this residential complex enjoys a privileged position within the city. The beach and Estepona's promenade are just a few minutes away, allowing residents to experience the best of coastal living. With its strategic location in the heart of the Costa del Sol, Estepona offers seamless connectivity to major cities like Marbella and Málaga. The area boasts excellent infrastructure, with easy access to key amenities such as: Estepona Town Center – 1 km Estepona Marina – 3 km (7-minute drive) Hospital de Estepona – 5 km (10-minute drive) El Paraiso Golf Club – 10 km (15-minute drive) Puerto Banús (Marbella) – 25 km (20-minute drive) Málaga Airport – 80 km (1-hour drive) High-Quality Finishes and Modern Features Each apartment is designed with top-quality materials and finishes, ensuring comfort and energy efficiency: Secure entrance door PVC exterior carpentry with double glazing and insulated shutters Ducted air conditioning system Aerothermal water heating system for energy efficiency Experience the Best of Estepona's Lifestyle Estepona is known for its charming old town, beautiful beaches, and vibrant cultural scene. With renowned golf courses, water sports, and a rich gastronomic offering, it is the perfect place for those seeking a modern, well-connected, and high-quality lifestyle. Don't miss this opportunity to own a new-build home in Estepona. Contact us today for more information or to schedule a visit!



## Features:

Features	Energy Rating	CO2 Emission Rating
Gym	B	B
garden		
Parking - Space		
Near Commercial Center		
Near bus route		
Communal Pool		
Useable Build Space: 73 Msq.		
Gated		
Useable Build Space: 71 Msq.		
Number of Parking Spaces: 1		
Near Schools		
Air Conditioning: Pre-Installed		
Storage / Trastero		
Elevator/Lift		
Location: Coastal, Urbanisation		
Double Bedrooms: 2		
Terrace: 29 Msq.		
Beach: 1600 Meters		
Terrace: 27 Msq.		