



## Ground Floor Apartment for sale in Estepona, Estepona

**890 000 €**

Référence: R5084467 Chambres: 4 Bain: 4 Construite: 225m<sup>2</sup> Terrasse: 80m<sup>2</sup>





## Costa del Sol, Estepona

Located in Las Mesas, one of the most sought-after and rapidly expanding residential areas in the city of Estepona, this elegant elevated ground floor apartment combines contemporary design, comfort, and a privileged location. Just a 10-minute walk from the Port and the beach, and 20 minutes from the charming old town, it offers a unique opportunity to enjoy the Mediterranean lifestyle with all amenities within easy reach. The property stands out for its impressive private terrace of 80 m<sup>2</sup>, south-facing to make the most of natural light throughout the day and offering pleasant lateral sea views. Ideal for those who value spacious outdoor areas, whether to relax, entertain guests, or enjoy the climate year-round. Inside, the apartment is distributed into 4 spacious bedrooms with built-in wardrobes, 2 full bathrooms with top-quality materials, and an additional guest toilet for greater functionality. The living and dining areas integrate perfectly with both the terrace and the kitchen, which is modern, open-plan, and fully equipped with Siemens appliances, Silestone countertops, and a laundry room with drying area. A peninsula will soon enhance the kitchen. The finishes have been carefully selected: porcelain stoneware floors, white lacquered doors, exterior carpentry with double glazing, and motorized shutters in the living room and bedrooms. Additionally, it features ducted air conditioning with independent control, aerothermal system for hot water, and mechanical ventilation to ensure maximum comfort and energy efficiency throughout the year. The apartment includes 2 underground parking spaces and a large storage room, all within a gated complex that offers security and peace of mind. The development, built in 2025, offers unbeatable communal areas: adult and children's swimming pools, fully equipped gym, sauna, landscaped gardens, bicycle area, and accessible entrances for all residents. The building has an elevator and universal accessibility. A perfect property both as a permanent residence and as a secure investment in one of Estepona's most promising areas.

## Spécification:

Caractéristiques	Orientation	Climatisation
Terrasse couverte	Sud	Climatisation
Ascenseur		
Terrasse privée		
Salle de stockage		
Salle de bain attenante		
Double vitrage		
Armoires ajustées		
Salle de sport		
Sauna		
Vues	Paramètre	Condition
Mer	Près du port	Excellent
Urban	Près de la mer	Nouvelle construction
	Proche des magasins	
	Près de la ville	
	Près des écoles	
Piscine	Meubles	Cuisine
Communautaire	Optional	Partiellement ajusté
		Cloison
Jardin	Sécurité	Parking
Communautaire	Complexe fermé	Communautaire
	Système d'alarme	Plus d'un
	Stores électriques	
Cote d'énergie	Cote d'émission de CO2	
A	A	