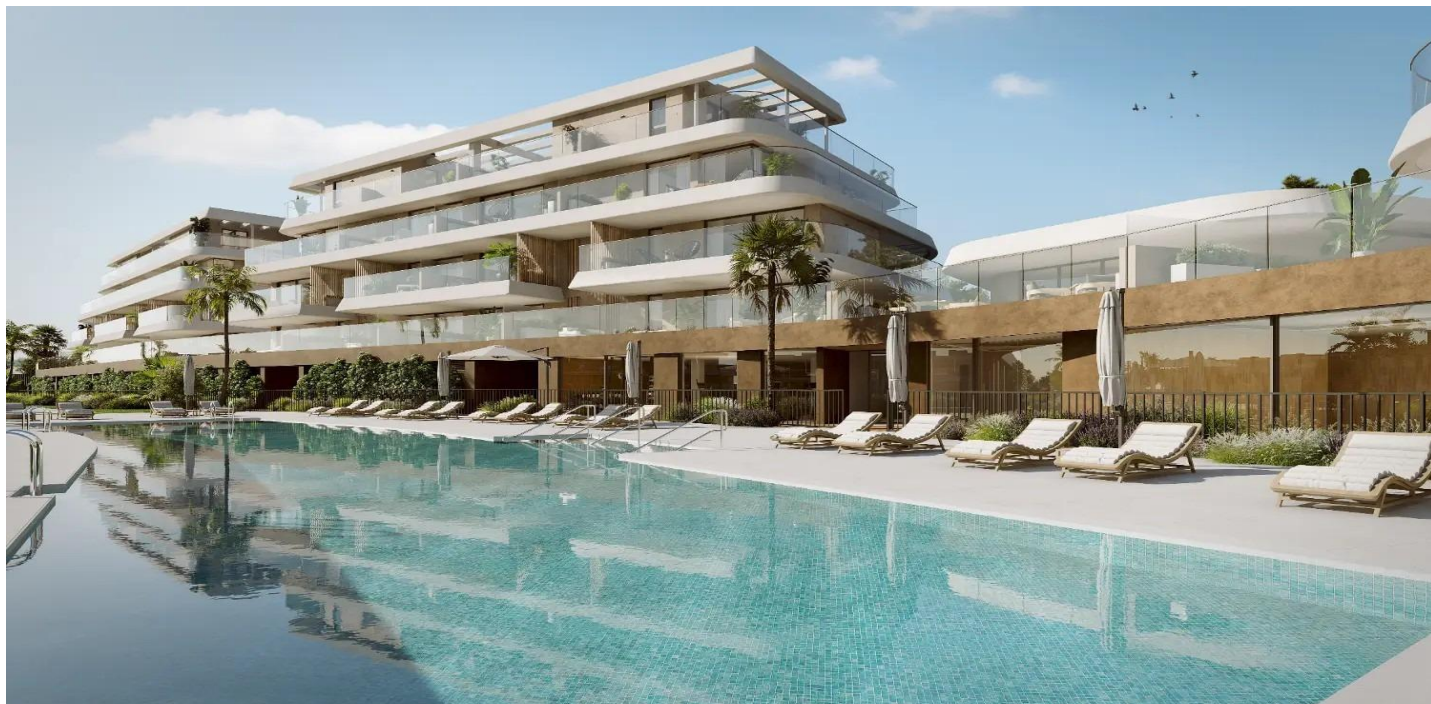




## Ground Floor Apartment for sale in Estepona, Estepona

598,000 €

Reference: SP0954 Bedrooms: 2 Bathrooms: 2 Plot Size: 24m<sup>2</sup> Build Size: 140m<sup>2</sup> Terrace: 52m<sup>2</sup>





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## Costa del Sol, Estepona

**New Build Residential Complex near Estepona – Modern Living by the Sea Contemporary Apartments in a Privileged Natural Setting** Welcome to this exclusive new build residential complex in Buenas Noches, Estepona, perfectly located just 700 meters from the beach and surrounded by a peaceful natural environment with views over the bay of Estepona and Marbella's mountains. Situated in a quiet, residential area between Estepona and Casares, Buenas Noches is a hidden gem on the Costa del Sol, ideal for those seeking a relaxed coastal lifestyle without renouncing proximity to key services and leisure options. **Modern Design and Premium Amenities** The residential complex is designed with smooth, elegant lines and is integrated harmoniously into its natural surroundings. It offers a total of 60 apartments in Phase 1, available with 2 and 3 bedrooms. The distribution includes: Ground floor apartments with private gardens First floor units with large terraces Penthouse apartments with private solariums All homes are built with premium materials and excellent finishes, featuring: Spacious interiors with integrated kitchen and living areas Large terraces, both covered and uncovered, ideal for outdoor living Aerothermal system for hot water and underfloor heating in bathrooms High-quality insulation with Energy Efficiency Rating B/A Private parking spaces and storage rooms included Exclusive Community Facilities Residents will enjoy a wide range of luxury communal amenities, designed to enhance their comfort and well-being: Coworking space Fully equipped gym and yoga room Heated indoor pool, sauna, and hammam Outdoor swimming pool and children's pool Bicycle parking area Private access with video surveillance and digital access control via app Prime Location with Easy Access to Key Points The complex is strategically located to offer tranquility while remaining well connected to major attractions and essential services: Estepona city center – 6 km Puerto Banús marina – 20 km Marbella city – 30 km Málaga International Airport – 90 km (1 hour) Málaga city – 100 km (1 hour and 20 minutes) La Galera Beach – 700 m Estepona Golf Club – 4 km Sotogrande Marina – 25 km Shopping centers and restaurants – within 5 km Your Ideal Home on the Costa del Sol This residential project is a perfect choice for those seeking a second home, a rental investment, or a permanent residence on the Costa del Sol. Its unbeatable location, premium features, and community amenities offer a lifestyle of comfort, privacy, and elegance. Contact us today for more information and to arrange a private visit to this unique new development in Buenas Noches, Estepona. 932



## Features:

### Features

Lift

Gym

Jacuzzi

Useable Build Space: 98 Msq.

Views: Sea

garden

Parking - Space

Near Commercial Center

Near bus route

Sea views

Communal Pool

pool

Gated

Number of Parking Spaces: 1

Near Schools

Beach

Air Conditioning: Pre-Installed

Storage

parking

Storage / Trastero

Elevator/Lift

Beach: 700 Meters

Location: Coastal, Urbanisation

Double Bedrooms: 2

Terrace: 52 Msq.

### Energy Rating

B

### CO2 Emission Rating

A