



## Ground Floor Apartment for sale in Estepona, Estepona

**595 000 €**

Référence: R5237818    Chambres: 2    Bain: 2    Construite: 147m<sup>2</sup>    Terrasse: 56m<sup>2</sup>





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## Costa del Sol, Estepona

to this elegant and spacious apartment located in the highly sought-after area of Las Mesas, Estepona, just a short walk from the city centre, port, beaches, and all amenities. This modern home combines contemporary design with comfort and practicality, making it perfect as a permanent residence, holiday home, or investment opportunity. Short-term rentals are approved by the community. Built in 2020, the Las Mesas urbanisation offers excellent communal facilities, including a large swimming pool, spacious gym, and beautifully maintained gardens. Las Mesas offers excellent connectivity to Estepona's historic old town and marina, both within walking distance. Nearby are a dog park, sports facilities such as paddle courts and a fitness centre, and shops, all in a peaceful and private setting. Marbella is only 20 minutes away by car, and Málaga Airport can be reached in under an hour via either the A-7 coastal highway or AP-7 highway. The property is situated on an elevated ground floor, providing additional safety and privacy. Upon entering, you are welcomed by a bright and spacious living room filled with natural light and furnished with high-end furniture. The open-plan kitchen is fully equipped with Siemens appliances, while the laundry and utility room also features a Siemens washing machine and dryer. The master bedroom, complete with an en-suite bathroom, is spacious and features built-in wardrobes. The second bedroom is also generously sized, ensuring each part of the home feels open, warm, and inviting. All windows are fitted with electric blinds. The south-facing terrace offers plenty of sunshine and comfort, perfect for relaxing or dining outdoors. Both parking spaces and storage rooms are conveniently accessible by stairs or lift directly from the street floor level. The property was designed for energy efficiency and built to high construction standards, with features such as insulation and soundproofing, hot and cold air conditioning, and underfloor heating in the bathrooms. Each room can be individually climate-controlled for maximum comfort. Included in the sale are two underground parking spaces, two storage rooms, and all furniture, allowing you to move in straight away and start enjoying your new home.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Terrasse privée  
Salle de bain attenante  
Double vitrage  
Armoires ajustées  
Wifi  
Salle de sport  
Buanderie  
Domotique

### Vues

Mer  
Montagne  
Urban

### Piscine

Communautaire

### Sécurité

Complexe fermé  
Système d'alarme

### Orientation

Sud

### Paramètre

Près du port  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles

### Meubles

Entièrement meublé

### Parking

Private  
Plus d'un

### Climatisation

Climatisation  
Salles de bain U / F / H

### Condition

Excellent

### Jardin

Private