



## Middle Floor Apartment for sale in Bel Air, Estepona

**530,000 €**

Reference: R5244244   Bedrooms: 2   Bathrooms: 2   Build Size: 97m<sup>2</sup>   Terrace: 25m<sup>2</sup>





## Costa del Sol, Bel Air

Welcome to Aquagardens in Bel Air, Estepona – A Stylish New Development on the New Golden Mile! Embrace contemporary coastal living in this bright, unfurnished 2-bedroom apartment within the exclusive Aquagardens urbanisation—a modern Vía Célere project of 95 stylish apartments and penthouses, opened just a year ago in 2024. Nestled in the upscale Bel Air district between Estepona and Marbella, this gated community boasts a prime position on the New Golden Mile, mere minutes from pristine beaches like Playa El Saladillo, world-class golf courses such as Atalaya and El Paraíso, and everyday conveniences including a Lidl supermarket right next door, plus restaurants, tennis clubs, and hiking trails in Sierra Bermeja. With easy A-7 access to Puerto Banús' glamour or Málaga Airport, enjoy over 300 sunny days a year in this family-friendly haven, ideal for permanent residence or investment in Estepona's thriving 2025 market. Spanning a practical layout with a calm outlook over lush communal gardens and a distant sea view from the terrace, this apartment features two bedrooms with built-in wardrobes, two bathrooms (en-suite with shower and family with bathtub), a fitted kitchen equipped with Bosch appliances including a washing machine and water heater, and a spacious living-dining area. Finished with high-quality doors, floor tiles, central air conditioning, double-glazed windows, and secure locks, it includes an underground parking space and storage room. Additional furniture available upon request for a seamless move-in. The complex, comprising six low-rise blocks of three floors each, offers secure enclosed grounds with superb communal facilities: a stunning swimming pool, state-of-the-art gym, and a gourmet social lounge with Wi-Fi—perfect for remote work or gatherings. With energy-efficient B-rated certification, this turnkey property promises low-maintenance luxury and endless leisure. Contact us today to arrange a viewing!

## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift		
Near Transport		
Private Terrace		
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
WiFi		
Gym		
Sauna		
Tennis Court		
Utility Room		
Jacuzzi		
Bar		
Domotics		
Restaurant On Site		
Near Church		
Fiber Optic		
Access for people with reduced mobility		
Views	Setting	Condition
Sea	Commercial Area	Excellent
Mountain	Close To Golf	New Construction
Garden	Urbanisation	
Courtyard	Close To Sea	
Street	Close To Shops	
	Close To Town	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Children`s Pool		
Garden	Security	Parking
Communal	Gated Complex	Underground
	24 Hour Security	Garage
	Electric Blinds	Private
	Entry Phone	Covered