

**Sales - Apartment - Estepona**  
**475.000€**



**Ref.-ID: MIBGR4580041**

**Estepona**

**Apartment**

**Community: 3,576 EUR / year IBI: 646 EUR / year**

**Rubbish: 128 EUR / year**



**3**



**2**



**116 m2**



**195 m2**

Modern three bedroom corner apartment in Vanian Gardens, located on the New Golden Mile that presents a perfect blend of style, comfort, and convenience. The apartment comes with a large private garden of 195m2, an ideal space for relaxing, gatherings or a children's play area. It features a contemporary design with high-end finishes and spacious rooms that are filled with natural light. The apartment also boasts an underground parking space, a storage room, and access to a communal gym, providing residents with everything they need for a comfortable living experience. The ideal connection and home to some fantastic new developments, popular established residential areas, all amenities, schools and an array of small pocket villages all bustling with life, is the New Golden Mile. The New Golden Mile runs from San Pedro on the East through to Estepona town on the West side and has seen a steady and positive growth over recent years, making it a popular choice with super access and facilities. Retaining the Spanish lifestyle, one is spoilt for choice from the many "Chiringuitos" or beach restaurants lining a stretch of great clean sandy beaches. However, for the more upmarket feel the New Golden Mile is home to Laguna Village, a beautiful shopping and dining resort and spectacular Beach Club. It really is the perfect central location which takes you easily to Estepona Town only 5/10 minutes away or equidistant to San Pedro and then beyond to the cosmopolitan Puerto Banús and Marbella in the opposite direction. Whilst being a convenient 35/40 - minute drive to Malaga Airport itself, The New Golden Mile is a solid choice for both investment and lifestyle purposes. Whilst we always make utmost efforts to keep property availability and prices fully up to date, please be advised that any current displayed details are subject to change without notice due to sales activities. Rest assured, our listings are checked and updated weekly for pricing and availability.

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|---|--|---|---|---|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Sea</li><li>✓ Close To Schools</li></ul>  | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South West</li><li>✓ West</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>  | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>  | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul>             | <b>Views</b> <ul style="list-style-type: none"><li>✓ Garden</li><li>✓ Pool</li></ul>          |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ WiFi</li><li>✓ Storage Room</li><li>✓ Double Glazing</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul>               | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Entry Phone</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Garage</li></ul> |
| <b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>  |  |   |   |   |   |