



**Ref.-ID: MIBGR4858993**

**Estepona**

**Apartment**

**Community: 2,400 EUR / year**

**IBI: 460 EUR / year**

**Rubbish: 130 EUR / year**



**2**



**2**



**93 m2**

Middle floor apartment located in a beautifully maintained urbanization on the New Golden Mile, just a 10-minute walk to the beach and some of the area's finest restaurants, including Tikitano and Fons. This bright apartment enjoys both East and West orientations for ample natural light throughout the day. The spacious lounge and dining area open onto a terrace with views over the landscaped communal areas and pool. The apartment features a fully equipped kitchen, a laundry room with a gas boiler, and two generously sized bedrooms with built-in wardrobes. The master bedroom includes an en-suite bathroom, while a guest bathroom with a shower is also available. The gated community offers excellent amenities, including 24-hour security, a stunning swimming pool, meticulously landscaped gardens, and a padel court. This property is perfect for year-round living, a holiday retreat, or a rental investment. The apartment is sold with an allocated parking space.

**Setting**

- ✓ Close To Port
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Paddle Tennis
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Fiber Optic

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

**Orientation**

- ✓ East
- ✓ West

**Furniture**

- ✓ Fully Furnished

**Condition**

- ✓ Excellent

**Garden**

- ✓ Communal
- ✓ Landscaped

**Pool**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ 24 Hour Security
- ✓ Safe

**Climate Control**

- ✓ Air Conditioning

**Parking**

- ✓ Private

**Views**

- ✓ Garden
- ✓ Pool
- ✓ Courtyard

**Utilities**

- ✓ Electricity
- ✓ Gas