

## Sales - Apartment - New Golden Mile

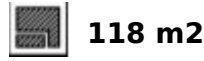
# 320.000€

**New Golden Mile**

**Apartment**

**IBI: 650 EUR / year**

**Rubbish: 100 EUR / year**



INCLUDED IN PRICE FULL FURNITURE + STORAGE ROOM (TRASTERO) + UNDERGROUND PARKING UNIT | Welcome to this exquisite first-floor apartment located in the prestigious Urbanizacion El Campanario phase 3. It includes a private parking unit in the underground garage below. Also an option to buy a storage room (trastero). Entrance Hall Inviting Space: As you step through the front door, you are welcomed by a spacious entrance that seamlessly connects to the main living areas of the apartment. This elegant space sets the tone for the rest of the home. Living and Dining Area Open-Plan Layout: Moving from the entrance, you enter a large open-plan living and dining area, perfect for entertaining guests or enjoying cosy family evenings. Natural Light: The reception area is bathed in natural light, thanks to the large sliding glass doors that lead out to the extensive south-facing terrace. The terrace overlooks garden and you can see the first swimming pool in the background. Very quiet location in the urbanizacion. Majestic Terrace Expansive Outdoor Space: Step through the sliding glass bay windows from the living room onto the expansive south-facing covered terrace. Garden and Pool Views: Enjoy al fresco dining, relax with a book, or simply take in the views of the beautifully landscaped communal gardens and one of the three swimming pools. Ample Seating: The terrace offers ample seating and dining area. Modern Kitchen Fully Equipped: The separate kitchen is fully equipped with all necessary appliances. Convenient Layout: Features a breakfast bar and an independent laundry room adjacent to the kitchen for additional storage and functionality. Master Bedroom Generously Sized: The master bedroom is spacious with marble floors and includes direct access to the terrace. Luxurious Ensuite: Features a large built-in wardrobe and an ensuite bathroom with double sinks, a bathtub, and underfloor heating for added comfort. Second Bedroom and Bathroom Spacious and Functional: The second bedroom is also large, with marble floors, equipped with double built-in wardrobes. Located next to the guest bedroom is the second full bathroom in the hallway, which can also serve as a guest toilet, featuring underfloor heating. Additional Features Climate Control: The apartment is equipped with hot and cold air conditioning units in each room (3 in total one for living room, and one for each bedroom), ensuring year-round comfort (better and more economical than expensive AC by conduct originally fitted). These ACs offer very good energy ratings and you can control how you want to cool/heat each room. Lift to the first floor where the apartment is. Storage and Parking: Includes a parking space in the underground garage below (few apartments for sale in campnario offer this) and a separate storeroom (trastero). Amenities: Access to three communal swimming pools, beautifully landscaped gardens with waterfalls and lakes, and the Country Club featuring a gym and a restaurant. Prime Location Convenient Amenities: Walking distance to local amenities, including supermarkets, restaurants, and the fabulous El Campanario 9-hole golf club. Proximity to Beaches: The nearest beach is only a 5-minute drive away, and the apartment is closer to Puerto Banus than Estepona centre. Summary This stunning first-floor apartment combines luxury, convenience, and a prime location. It is perfect for those seeking a high-end lifestyle. Don't miss the opportunity to make this exceptional apartment your new home!

**Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ U/F/H Bathrooms

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Telephone

**Orientation**

- ✓ South

**Views**

- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Communal
- ✓ Landscaped

**Category**

- ✓ Holiday Homes
- ✓ Luxury

**Condition**

- ✓ Good

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Paddle Tennis
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ 24 Hour Reception
- ✓ Restaurant On Site
- ✓ Fiber Optic

**Security**

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

**Pool**

- ✓ Communal
- ✓ Children's Pool

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Underground
- ✓ Private





















