

## Sales - Apartment - Estepona

# 549.000€

**Estepona**

**Apartment**

**Community: 2,940 EUR / year IBI: 687 EUR / year**

**Rubbish: 141 EUR / year**



2



2



132 m2



60 m2

This ground-floor apartment offers a modern, contemporary, and luxurious living space within a newly developed urbanization. Featuring two spacious bedrooms and two elegant bathrooms, one of which is ensuite, this apartment provides the perfect blend of comfort and style. The open-plan design flows seamlessly into the covered patio, which leads to a private garden and offers direct access to the outdoor communal pools. It's an ideal property for those seeking a family home, a holiday getaway, or a rental investment. The urbanization is thoughtfully designed with easy access for people with reduced mobility, featuring specialized equipment for access to both the main pool and the rooftop solarium and pool, ensuring everyone can enjoy the communal amenities. Located in the sought-after area of Cancelada and Los Flamings, this authentic Andalusian village boasts a charming blend of local and international restaurants, bars, pharmacies, supermarkets, and essential services such as a post office and municipal offices. Just five minutes from the beach and vibrant beach clubs, the apartment is perfectly situated with easy access to the A7, allowing for quick travel to nearby destinations. Puerto Banús and Estepona are just 10 minutes away, Marbella is 15 minutes by car, and Málaga International Airport is a convenient 50-minute drive, making this property a prime location for both leisure and lifestyle.

### Setting

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Urbanisation

### Orientation

- ✓ South

### Condition

- ✓ Excellent

### Pool

- ✓ Communal
- ✓ Children`s Pool

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

### Views

- ✓ Garden
- ✓ Pool
- ✓ Urban

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Fiber Optic

### Furniture

- ✓ Fully Furnished

### Kitchen

- ✓ Fully Fitted

### Garden

- ✓ Private
- ✓ Easy Maintenance

### Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone

### Parking

- ✓ Underground
- ✓ Garage

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

### Category

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary

































































