



## Middle Floor Apartment for sale in Estepona, Estepona

**510,000 €**

Reference: R5213635   Bedrooms: 2   Bathrooms: 2   Build Size: 102m<sup>2</sup>   Terrace: 23m<sup>2</sup>





## Costa del Sol, Estepona

In a peaceful setting surrounded by nature and just a few minutes from the centre of Estepona, this sophisticated contemporary apartment offers the perfect combination of comfort, sustainability, and authentic Mediterranean style.

The property features 2 bedrooms and 2 bathrooms, arranged in a bright and spacious layout where every detail has been carefully considered to ensure maximum comfort. The living room, with floor-to-ceiling windows, opens onto a private west-facing terrace that enjoys impressive panoramic views of the Estepona mountain range and stunning sunsets over the Costa del Sol.

The finishes stand out for their quality and elegance: large-format porcelain floors, a fully equipped kitchen with high-end appliances and Solid Surface countertops, and designer bathrooms with walk-in showers, integrated washbasins and backlit mirrors.

Comfort is guaranteed year-round thanks to underfloor heating, a centralised air-conditioning system and excellent thermal and acoustic insulation. The property also includes a parking space and lift access from the garage.

The development has been designed to fully embrace the Mediterranean lifestyle, offering extensive communal areas with two large outdoor swimming pools, a gym, restaurant, lush landscaped gardens and 24-hour security. In addition, owners benefit from membership to the Los Reales sports club—an exceptional privilege for those seeking well-being and an active lifestyle in an exclusive environment.

This apartment also holds a tourist licence, allowing new owners to generate rental income from day one if they wish.

A truly exceptional opportunity to live in a privileged setting that blends nature, exclusivity and proximity to the vibrant heart of Estepona.



## Features:

| Features         | Orientation | Climate Control  |
|------------------|-------------|------------------|
| Covered Terrace  | South       | Air Conditioning |
| Lift             |             |                  |
| Fitted Wardrobes |             |                  |
| Setting          | Condition   | Pool             |
| Urbanisation     | Excellent   | Communal         |
| Close To Sea     |             |                  |
| Close To Town    |             |                  |
| Close To Schools |             |                  |
| Kitchen          | Garden      | Security         |
| Fully Fitted     | Communal    | 24 Hour Security |
| Parking          | Category    |                  |
| Underground      | Reduced     |                  |
|                  | Resale      |                  |
|                  | Luxury      |                  |
|                  | Golf        |                  |