



# Middle Floor Apartment in Estepona

Price € 830,000

Bedrooms	3
Bathrooms	2
Build Size	232 m <sup>2</sup>
Terrace	85 m <sup>2</sup>
Plot Size	317 m <sup>2</sup>

## SETTING

- ✓ Town
- ✓ Close To Shops
- ✓ Urbanisation
- ✓ Commercial Area
- ✓ Close To Sea
- ✓ Close To Port
- ✓ Close To Schools

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Children`s Pool

## CLIMATE CONTROL

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

## VIEWS

- ✓ Panoramic
- ✓ Street
- ✓ Garden
- ✓ Urban

## FEATURES

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

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ Alarm System
- ✓ Electric Blinds
- ✓ 24 Hour Security
- ✓ Entry Phone

## PARKING

- ✓ Underground
- ✓ More Than One
- ✓ Garage
- ✓ Private
- ✓ Covered
- ✓ EV charge point

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### Modern 3-Bedroom Apartment with Exceptional 85 m<sup>2</sup> Private Terrace – Las Mesas, Estepona

Elegant and contemporary 3-bedroom apartment built in 2023 in the exclusive gated residential complex.

This high-quality property offers a total built area of 232 m<sup>2</sup>, including an impressive 85 m<sup>2</sup> private terrace, combining modern design, comfort and Mediterranean lifestyle.

#### Key Features

106 m<sup>2</sup> interior living space + 85 m<sup>2</sup> private terrace

3 spacious bedrooms with fitted wardrobes

2 beautifully finished bathrooms

Open-plan living-dining area with large windows and plenty of natural light

Fully equipped modern kitchen

Underfloor heating + air conditioning

Private 8.6 m<sup>2</sup> storage room (trastero)

2 private underground parking spaces

Interior and exterior furniture in excellent condition (can be included)

One of the standout features is the exceptionally large private terrace, perfect for outdoor dining, entertaining or simply relaxing in the Mediterranean climate.

#### Resort-Style Amenities

Swimming pool area with sun loungers and umbrellas

Beautifully landscaped gardens

Fully equipped gym

Games room with darts and table tennis

Multi-purpose / social room

#### Prime Location

Las Mesas is one of Estepona's most desirable new residential areas, perfectly located between the marina and the town centre. Just 10 minutes' walk to Estepona Marina, 20-25 minutes' drive to Puerto Banús and Marbella, and within 1 km of major supermarkets, health centres, restaurants and boutiques. Excellent access to the A-7 motorway and Málaga Airport.

Ideal as a permanent home, holiday residence or high-yield investment in one of the Costa del Sol's most sought-after locations.

Viewing highly recommended – contact us today to arrange a private viewing!

[View Property Online](#)

## GALLERY



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