



# Ground Floor Apartment in Estepona

Price € 980,000

|            |        |
|------------|--------|
| Bedrooms   | 3      |
| Bathrooms  | 2      |
| Build Size | 143 m² |
| Terrace    | 38 m²  |
| Plot Size  | 181 m² |

## SETTING

- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating

## VIEWS

- ✓ Sea
- ✓ Mountain

## FEATURES

- ✓ Covered Terrace
- ✓ Gym
- ✓ Double Glazing
- ✓ Near Mosque
- ✓ Lift
- ✓ Utility Room
- ✓ Domotics
- ✓ Private Terrace
- ✓ Ensuite Bathroom
- ✓ Restaurant On Site

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security

## PARKING

- ✓ Underground
- ✓ EV charge point

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Exclusive, brand-new designer home with a large terrace on Estepona's New Golden Mile

**\*\*Design, elegance and comfort come together in this exclusive, brand-new home situated on Estepona's New Golden Mile.\*\***

Situated in Selwo, one of the Costa del Sol's most up-and-coming residential areas, this property has been designed for those seeking a home where contemporary architecture, interior design and quality of life coexist in perfect harmony.

With **\*\*143 m² of floor space\*\***, **\*\*3 bedrooms\*\***, **\*\*2 bathrooms\*\*** and a spectacular **\*\*38 m² terrace\*\***, every space has been designed to allow you to fully enjoy the authentic Mediterranean lifestyle.

The property is delivered **\*\*completely brand new, furnished and fitted out\*\***, featuring an exclusive interior design scheme where furniture, lighting and materials have been carefully selected to create elegant, warm and timeless spaces. A **\*\*turnkey\*\*** home, ready to enjoy from day one without the need for any additional investment.

The spacious terrace serves as a natural extension of the living room, offering a perfect spot for breakfast in the sun, long after-dinner chats or al fresco evenings all year round, thanks to the exceptional climate of the Costa del Sol.

The property also boasts an excellent standard of fittings:

- \* 143 m² of floor space.
- \* 3 spacious bedrooms.
- \* 2 bathrooms.
- \* Private terrace of 38 m².
- \* Underground parking space.
- \* Storage room.
- \* Electric vehicle charging point.
- \* Integrated home automation system throughout the property.
- \* Architectural lighting designed to create different atmospheres.
- \* Fully furnished and decorated property.

The residential complex has been designed to offer an exclusive lifestyle, combining privacy, security and well-being. Its comprehensive communal areas include:

- \* Several swimming pools.
- \* Fully equipped gym.
- \* Co-working space.
- \* Social club.
- \* Spacious landscaped gardens.
- \* Private grounds with **\*\*24-hour security\*\***.
- \* **\*\*Concierge\*\*** service.

A prime location

Situated in **\*\*Selwo\*\***, right in the heart of Estepona's **\*\*New Golden Mile\*\***, the property enjoys a well-established residential setting where tranquillity, nature and proximity to the sea coexist in perfect harmony.

Its excellent location provides easy access, within just a few minutes, to Estepona's beaches, prestigious golf courses, restaurants, sports centres and all the necessary amenities. Furthermore, it is **\*\*right next to the Atlas American School of Málaga\*\***, one of the most prestigious international schools on the Costa del Sol, a significant added value for both local families and international buyers.

The property also enjoys excellent transport links:

- \* Just a few minutes from the beach.
- \* 10 minutes from the centre of Estepona.
- \* 15 minutes from Puerto Banús.
- \* 20 minutes from Marbella.
- \* Quick access to the A-7 and AP-7 motorways.
- \* Approximately 45 minutes from Málaga International Airport.

The establishment of the **\*\*New Golden Mile\*\*** as one of the most exclusive and sought-after residential destinations on the Costa del Sol makes this property a superb opportunity, whether as a primary residence, a second home or a wealth-building investment.

A home where design, technology, security and location come together to offer a unique way of life on the Costa del Sol.

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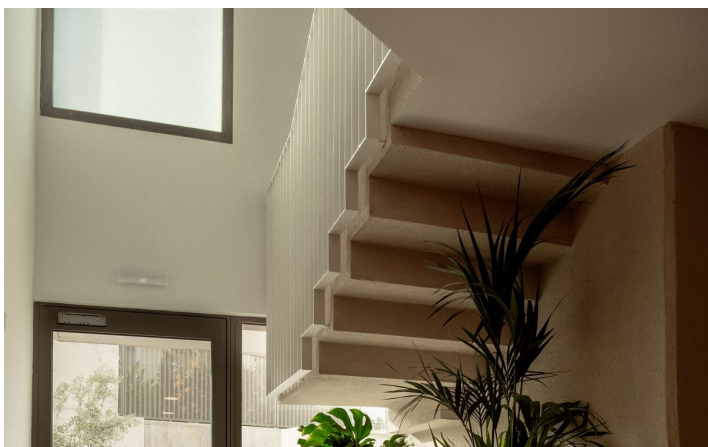
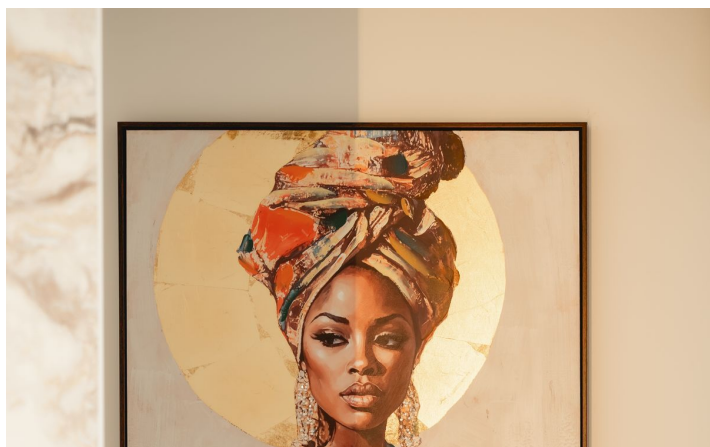


GALLERY









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