



**Ground Floor Apartment for sale in Estepona, Estepona 480,000 - 850,000 €**

Reference: R4793152 Bedrooms: 2 - 3 Bathrooms: 2 Build Size: 126m<sup>2</sup> - 383m<sup>2</sup> Terrace: 26m<sup>2</sup> - 147m<sup>2</sup>





## Costa del Sol, Estepona

The residential complex is located in an established area of low-rise residential development (3 floors), next to a school (15 meters), a park (30 meters), a sports center with soccer fields (300 meters), and a hospital (300 meters). It is within walking distance of supermarkets, restaurants, bars, and pharmacies.

The plot is located in a quiet area near the golf course (50 meters), without noisy traffic, as the site is located away from the main traffic artery of the neighborhood while having a quick exit to the main highway A7: 5 minutes drive to the historic center of Estepona and the port of Estepona; 15 minutes drive to Puerto Banus; 20 minutes drive to Marbella; 45 minutes drive to Malaga airport and Gibraltar. The distance to the beach is 1 km.

The apartments have sea, golf, and mountain views. The development infrastructure: 48 apartments (3 floors); underground parking for 80 parking spaces and 48 storage rooms.

The communal areas include a swimming pool, a toilet, a relax zone, a garden, an underground parking (with a parking space for each unit, 2 parking spaces for penthouses), and a storage room (for each unit).

An experienced architect, has been engaged in the realization of the project, he has prepared the architectural design and will carry out the authorial and architectural supervision.

Strengths of the project:

- The complex location
- Thoughtful apartment plans, which are qualitatively different from those of competitors
- Large modern terraces for each apartment and their architectural design
- Competitive prices

Start of construction November 2024 & Completion November 2026.



## Features:

### Features

Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Basement

### Setting

Close To Sea  
Close To Shops  
Close To Schools

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Underground  
Communal

### Climate Control

Pre Installed A/C  
Hot A/C

### Condition

New Construction

### Garden

Communal

### Category

New Development

### Views

Sea  
Mountain  
Panoramic  
Golf

### Pool

Communal

### Security

Gated Complex