



Ground Floor Apartment for sale in Estepona, Estepona

540,000 €

Reference: R4956907 Bedrooms: 3 Bathrooms: 3 Build Size: 172m<sup>2</sup> Terrace: 15m<sup>2</sup>





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## Costa del Sol, Estepona

This ground floor apartment is located in the exclusive area of Nueva Atalaya, in Estepona East. The Cartuja del Golf urbanization is renowned for its privileged location, surrounded by golf courses, and its amenities, featuring swimming pools, a tennis court, and an internal resort with a spa, gym, and restaurant. It is within walking distance of the beach, restaurants, and schools, as well as Guadalmina, San Pedro, Marbella, or Benahavis, which are less than a 10-minute drive away.

With a built area of 172m<sup>2</sup>, the property stands out for its spaciousness, functional design, and modern features. The home boasts a large living-dining room that includes a fireplace, creating a cozy and comfortable atmosphere. From the living room, there is access to a comfortable covered terrace, ideal for enjoying outdoor moments with views of the communal gardens, while the dining room windows open to an additional terrace with a barbecue. The renovated German brand kitchen "Poggenpohl" is fully equipped and designed to maximize space and functionality. The apartment has three bedrooms, all with built-in wardrobes, and three bathrooms, ensuring comfort and privacy for all occupants. The master bedroom features an en-suite bathroom and large windows that open to the garden. All rooms are designed to make the most of natural light, offering a tranquil and relaxing space.

The property has marble floors, a home automation system, air conditioning, and glass doors that provide brightness. The urbanization offers community services such as a swimming pool, mature gardens, tennis/paddle courts, and 24-hour security. Additionally, it includes parking and a storage room, adding practicality to daily life. This property is an excellent option for those seeking a home in a peaceful and well-connected environment.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Tennis Court  
Bar  
Barbeque  
Domotics

### Views

Garden

### Pool

Communal

### Security

24 Hour Security

### Orientation

South

### Setting

Close To Sea  
Close To Town  
Close To Schools

### Kitchen

Fully Fitted  
Partially Fitted

### Parking

Communal

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Garden

Communal